Return To:

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

WARRANTY DEED

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

Y-KW-17-2201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Taylor Gordon and David Gordon	**Farmington Mortgage**	
(NAME) **2201 8th Avenue South #104**	(NAME) **2002 Richard Jones Road, Ste. 300A**	**105-14-0D-104.00-CO**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS) **Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NINA M. LAMPLEY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TAYLOR GORDON, AN UNMARRIED MAN, AND DAVID GORDON, A MARRIED MAN, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 104, on the Horizontal Property Regime for The Lofts on Eighth, a condominium as recorded in the Master Deed of record as Instrument No. 20061116-0142670, as amended by Instrument No. 20071227-0148044, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description. Together with a undivided percentage interest in the common elements allocated to said unit as set froth in said Master Deed.

Being the same property conveyed to Nina M. Lampley, unmarried by Warranty Deed from Cale Carver and Katie Marie Carver, married of record in Instrument No. 20140325-0024354 Register's Office for Davidson County, Tennessee, dated March 14, 2014 and recorded on March 25, 2014.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 57, Page 95, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of The Lofts on Eighth of record in Instrument Number 20061116-0142670, as amended in Instrument Number 20071227-0148044, Register's Office for Davidson County, Tennessee.
- Assignment of Developer's Rights of record in Instrument Number 20071227-0148043, in the Register's Office for DavidsonCounty, Tennessee.
- Stormwater Quality Agreement of record in Instrument Number 20061113-0139803, in the Register's Office for DavidsonCounty, Tennessee.
- Easements for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20061122-0144892, in the Register's Office for Davidson County, Tennessee, as to the Water Quality & Detention Easement, and Instrument Number 20070305-0026833, said Register's Office, as to the Sewer Easement, as set forth therein.
- Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2201 8th Avenue South #104 , Nashville, Tennessee 37204.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20170024581 DEEDWARR
Recvd: 03/23/17 10:00 2 pgs
Fees:13.00 Taxes:1091.50

20170323-0028370

Witness my/our hand(s) this the 17th DAY OF MARCH, 2017.

Nina M Lampley, Exchgor
Nina M. Lampley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NINA M. LAMPLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of March, 2017.

Mary Frances Rudy
Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212