WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170036832 DEEDWARR
Recvd: 05/02/17 09:47 2 pgs
Fees:13.00 Taxes:1202.50
20170502-0042916

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 07-30-2017

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2017

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Peter Gibson	Peter Gibson	93-61.D-104
(NAME)	(NAME)	
309 Church Street, Unit 104	309 Church Street, Unit 104	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20170440

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, T.R.V. Holdings d/b/a TRV Tennessee Corp , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Peter Gibson, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Unit No. 104, on the plan of The Banner Block Condominiums, as established under Master Deed of record in Instrument No. 20050527-0061419, amended in Instrument No. 20060728-0091581, Instrument No. 20060731-0092812, Instrument No. 20060907-0110529, Instrument No. 20061013-0127441 and Instrument No. 20061027-0133858, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof. **ALSO BEING** conveyed is two parking spaces #62 and #32, as established in Master Deed for The Exchange Lofts Condominiums of record in Instrument No. 20040708-0081245, said Register's Office. **TOGETHER WITH** each and all rights, privileges and appurtenances thereunto belonging, as set forth in said Master Deed (and By-Laws which are an Exhibit thereto) including without limitations such Unit's undivided percentage interest in the land and common elements reflected in said Master Deed.

Being the same property conveyed to T.R.V. Holdings by Warranty Deed from Mark E. Moss and Deborah J. Tannock, dated June 13, 2011 and filed of record in Instrument No. 20110711-0052795, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Banner Block Condominiums, and filed of record in Instrument No. 20050527-0061419, amended in Instrument No. 20060728-0091581, Instrument No. 20060731-0092812, Instrument No. 20060907-0110529, Instrument No. 20061013-0127441 and Instrument No. 20061027-0133858, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat and subject to Master Deed for The Exchange Lofts Condominiums, as pertaining to two parking spaces #62 and #32, of record in Instrument No. 20040708-0081245, said Register's Office. Restrictions of record in Book 9208, Page 616, amended in Instrument No. 20020626-0076795, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 309 Church Street, Unit 104, Nashville, TN 37201
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 28th day of April, 2017

T.R.V. Holdings

BY:_____
Keith Rhea, President

STATE OF Tennessee)
County OF Robertson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be (or other officer authorized to execute the instrument) of , the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as (or other authorized officer).

Witness my hand, at office, this 28th of April, 2017.

Notary Public
My Commission Expires:

