WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170041801 DEEDWARR
Recvd: 05/17/17 09:03 2 pgs
Fees:13.00 Taxes:1422.65
20170517-0048698

O-SPM-17-309-501

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $384,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

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)
William Tyler Powell	**Keystone Mortgage Group LLC TN**	
(NAME)	(NAME)	**093-06-1D-501.00-CO**
309 Church Street #501	**1508 Coleman Rd. Suite 103**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201	**Knoxville, TN 37909**	
(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, **PENSCO TRUST COMPANY AS CUSTODIAN FBO MARY J. ASHWORTH IRA ACCOUNT NUMBER ASIBC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM TYLER POWELL, A SINGLE MAN,** 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. 501, and two parking spaces, The Exchange Lofts of The Banner Block Condominiums, as established under Master Deed of record in Instrument No. 20050527-0060419, as amended in Instrument No. 20050927-0115946, Instrument No. 20060728-0091581, Instrument No. 20060731-00092812, Instrument No. 20060907-0110529, Instrument No. 20061013-0127441 and Instrument No. 20061027-0133858, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Pensco Trust Company as Custodian fbo Mary J. Ashworth Ira Account Number ASIBC by Warranty deed from James Matthew Baggett, unmarried of record in Instrument No. 20090902-0082405 Register's Office for Davidson County, Tennessee, dated August 31, 2009 and recorded on September 02, 2009.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter, a lien not yet due and payable;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20050527-0060419, amended in Instrument No. 20050927-0115946, 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;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7423, Page 374, Book 9208, page 613, Book 10512, page 464, amended in Instrument No. 20020626-0076795 and Instrument No. 20050124-008719, Register's Office for Davidson County, Tennessee;
- Charter of record in Instrument Number 20041001-0118481 and Instrument No. 20050607-0064900, amended in Instrument No. 20050511-0053156, in the Register's Office for Davidson County, Tennessee;
- Agreement involving East wall of subject property as set forth in Deed of record in Book 148, Page 264, in the Register's Office for Davidson County, Tennessee;
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel;
- Any deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in Schedule A, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **309 Church Street #501 , Nashville, Tennessee 37201**.

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.

Witness my/our hand(s) this the 12th DAY OF MAY, 2017.

Pensco Trust Company as Custodian fbo Mary J. Ashworth Ira Account Number ASIBC

BY: _____

ITS: Authorized Signatory

STATE OF COLORADO
COUNTY OF Denver

Before me, the undersigned Notary Public, personally appeared Petal Young, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Authorized Signer of Pensco Trust Company as Custodian fbo Mary J. Ashworth Ira Account Number ASIBC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the ~~corporation~~ LLC as Authorized Signer.

Witness my hand and official seal, at office, this 12th day of May, 2017.

_____
Notary Public

My Commission Expires: 2-8-21

JESSICA THEISEN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134007748
MY COMMISSION EXPIRES FEBRUARY 8, 2021

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