WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170041991 DEEDWARR
Recvd: 05/17/17 12:29 2 pgs
Fees:13.00 Taxes:1302.40
20170517-0048929

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/24/2019 (AFFIX SEAL)

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

G-P-17-807-309

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)
Matthew Frederick Byron and Rachelle Marie Byron	New Owner	
(NAME)	(NAME)	**092-16-0C-009.00**
807 18th Avenue South #309		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **NASHVILLE VANDY, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW FREDERICK BYRON AND RACHELLE MARIE BYRON, HUSBAND AND WIFE,** 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. 309, 807 Eighteenth Avenue Condominiums, as established under Master Deed of record in Instrument No. 20041214-0148798, as amended in Instrument No. 20041216-0149823, Instrument No. 20050504-0050222 and Instrument No. 20060109-0003220, as further described on Plan of record attached as Exhibit "E" to said Master Deed, as amended, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Parking Space #25 is included as an appurtenance to this Unit in the Third Amendment to the Master Deed of record in Instrument No. 20051123-0142078, said Register's Office. This appurtenance is deeded with the unit and is not transferable in any fashion except with a transfer of the Unit.

Being the same property conveyed to Nashville Vandy, LLC by Quitclaim deed from Joyce Glaser of record in Instrument No. 20120604-0048136 Register's Office for Davidson County, Tennessee, dated May 31, 2012 and recorded on June 4, 2012. Being the same property conveyed to Joyce Glaser, a married woman by Warranty deed from Richard E. Clarke and Jane G. Clarke, husband and wife of record in Instrument No. 20120604-0048134 Register's Office for Davidson County, Tennessee, dated June 1, 2012 and recorded on June 4, 2012.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- All matters shown on the Plan attached as Exhibit "E" to the Master Deed of record in Instrument No. 20041214-0148798, as amended in Instrument No. 20041216-0149823, Instrument No. 20050504-0050222 and Instrument No. 20060109-0003220, Register's Office for Davidson County, Tennessee.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 807 Eighteenth Avenue Condominiums of record in Instrument No. 20041214-0148798, as amended in Instrument No. 20041216-0149823, Instrument No. 20050504-0050222, Instrument No. 20051123-0142078, Instrument No. 20060109-0003220, Instrument No. 20070509-0055940 and Instrument No. 20080314-0026174, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument No. 20041130-0142097, Register's Office for Davidson County, Tennessee.
- Grant of Easement(s) contained in Instrument No. 20050420-0044082, Register' 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: **807 18th Avenue South #309 , Nashville, Tennessee 37203**.

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 15th DAY OF MAY, 2017.

Nashville Vandy, LLC

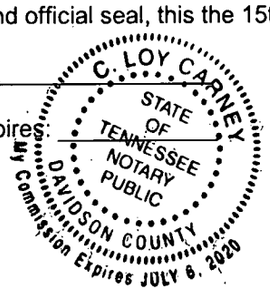
BY: _____
Zack Glaser
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ZACK GLASER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of NASHVILLE VANDY, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th of May, 2017.

_____
Notary Public
My Commission Expires:
(SEAL)



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