THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170512007**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $449,900.00. Affiant Subscribed and sworn to before me, this 26th day of June, 2017. Notary Public My Commission Expires: 2/29/2020

WHITNEY LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20170054829 DEEDWARR
Recvd: 06/27/17 10:04 2 pgs
Fees:13.00 Taxes:1664.63
20170627-0064499

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Patrick J Byrnes 1233 4TH AVENUE NORTH Nashville TN 37208-2713	New Owner	Tax Parcel ID No. 082-09-0Q-032.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William H. Petree III and Tucker T. Pollard, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Patrick J Byrnes**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1233 of Horizontal Property Regime of 4th and Monroe, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Horizontal Property Regime of 4th and Monroe of record in Instrument Number 20070619-0073328, as amended and restated in Instrument No. 20120824-0076410, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof; said Unit being depicted on Exhibit D to said Amended and Restated Master Deed in Instrument No. 20120824-0076410; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit A-1 to said Amended and Restated Master Deed in Instrument No. 20120824-0076410 and further amended in Instrument No. 20130718-0074552, said Register's Office.

Being the same property conveyed to William H. Petree, III and Tucker T. Pollard, husband and wife by Special Warranty Deed from Nashten, LLC, a Tennessee Limited Liability Company, recorded on the 21st day of January, 2014 in Instrument No. 20140121-0005709, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Charter of Community Association recorded at Instrument No. 20070621-0074453.
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 4TH & MONROE of record in Instrument No. 20070619-0073328 , as amended by instrument(s) of record in Instrument Nos. 20080122-0006730, 20080606-0058487, 20100625-0049730, 20120824-0076410, 20130411-0035975, 20130718-0074552, 20150130-0009095 and 20160119-0004667, Transfer of Declarant's Rights recorded at Instrument No. 20110128-0008010; also subject to easements, rights and interests 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 building thereon.
Easement for Use of Dumpster, recorded in Instrument No. 20130528-0053582.
Easement for Broadband Communications, recorded in Instrument No. 20090721-0068097.
Easement for Stormwater Detention, recorded in Instrument No. 20070320-0033396.

This is improved property located at 1233 4TH AVENUE NORTH Nashville TN 37208-2713

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of June, 2017.

William H. Petree III

BY: Josh Anderson, Attorney-in-Fact

Tucker T. Pollard n/k/a Tucker Petree

BY: Josh Anderson, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Josh Anderson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for William H. Petree III & Tucker T. Pollard n/k/a Tucker Petree, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 26th day of June 2017.

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018