WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170067335 DEEDWARR
Recvd: 08/04/17 10:26 2 pgs
Fees:13.00 Taxes:1313.50

20170804-0079778

P-BR-17-309

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 07/06/2020

(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)
Josslyn Kimbrough	NEW OWNER	
(NAME)	(NAME)	**093-06-1D-503.00-CO**
309 Church Street, Unit 503		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201-1721		
(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, **NICHOLS CANYON PROPERTIES, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSSLYN KIMBROUGH, UNMARRIED,** 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. 503, and one parking spaces, The Exchange Lofts of The Banner Block Condominiums, as established under Master Deed of record in Instrument No. 20050527-0060419, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Michael E. Simmons, unmarried by Warranty deed from The Exchange Lofts, LLC of record in Instrument No. 20050803-0091213 and Scrivner's Affidavit recorded in Instrument No. 20051019-0126059 Register's Office for Davidson County, Tennessee, dated July 22, 2005 and recorded on August 03, 2005. Further, being the same property conveyed to Nichols Canyon Properties, LLC by Quitclaim deed from Michael E. Simmons, unmarried of record in Instrument No. 20051025-0128926 Register's Office for Davidson County, Tennessee, dated July 22, 2005 and recorded on October 25, 2005.

This conveyance is subject to:
- Covenants, Conditions and Restrictions of record in Instrument No. 20050527-0060419, as amended in Instrument Nos. 20050927-0115946, 20060728-0091581, 20060731-0092812, 20060907-0110529, 20061013-0127441 and 20061027-0133858;
- Covenants, Conditions and Restrictions of record in Book 7423, Page 374, Book 9208, Page 613, Book 10512, Page 464, amended in Instrument Nos. 20020626-0076795, 20050124-008719, and 20040708-0081245;
- Charter of record in Instrument Nos. 20041001-0118481 and 20050607-0064900, as amended in Instrument No. 20050511-0053156;
- Agreement involving East wall of subject property as set forth in Deed of record in Book 148, Page 264, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **309 Church Street, Unit 503, Nashville, Tennessee 37201-1721**.

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 1st DAY OF AUGUST, 2017.

Nichols Canyon Properties, LLC

BY: _____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, 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 NICHOLS CANYON PROPERTIES, 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 1st of August, 2017.

_____
Notary Public
My Commission Expires: 10-7-19
(SEAL)



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