WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $277,000.00.

Affiant

File #2017-232

Subscribed and sworn to before me on September 5, 2017.

NOTARY PUBLIC
My Commission Expires: 07/06/20

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

BILL GARRETT, Davidson County
Trans:T20170078665 DEEDWARR
Recvd: 09/08/17 10:09 2 pgs
Fees:13.00 Taxes:1024.90
20170908-0092368

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Andrea Frey 1350 Rosa L. Parks Blvd., Unit 339 Nashville, TN 37208	new owner	081-12-0T-339.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MEGAN FAULKENBURY F/K/A MEGAN AVERY, A MARRIED WOMAN**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **ANDREA FREY, SINGLE WOMAN**, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 339, WERTHAN LOFTS IV AND V CONDOMINIUMS, PHASE V, as established under Master Deed of record in Instrument No. 20070117-0006776, corrected by Scrivener's Affidavit recorded at Instrument No. 20090421-0036270, amended at Instrument No. 20071220-0146056, corrected by Scrivener's Affidavit recorded at Instrument No. 20080118-0006036, amended at Instrument Nos. 20080211-0013846, 20110609-0044280, 20110713-0053571, 20120723-0064381, 20131230-0130918 and 20140725-0066210, in the Registers Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to MEGAN AVERY, AN UNMARRIED WOMAN, by deed from WERTHAN V LOFTS, LLC, of record in Instrument No. 20140905-0081386, dated September 2, 2014, said Register's Office. The said, Megan Avery having married Matthew D. Faulkenbury and is now known as Megan Faulkenbury.

The undersigned, Matthew D. Faulkenbury, spouse of Megan Faulkenbury f/k/a Megan Avery, joins in the execution of this instrument for the purpose of conveying to the Grantee all his right, title, claim, and interest in to the above described property, including but not limited to, his homestead and any and all other marital rights.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-P-17-1350

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 1350 Rosa L. Parks Blvd., Unit 339, Nashville, TN 37208.

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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands on September 5, 2017.

Grantor: **Grantor:**

Megan Faulkenbury f/k/a Megan Avery **Matthew D. Faulkenbury**

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **MEGAN FAULKENBURY F/K/A MEGAN AVERY AND MATTHEW D. FAULKENBURY**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of September, 2017

Notary Public
My commission expires: My Commission Expires March 3, 2019

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY