WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2020

G-P-17-1706

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
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)
Stanton R. Tait	Bank of America, NA	
(NAME) 1706 18th Avenue South, Unit #311	4500 Amon Carter Blvd (NAME) Doc Proc TX2-979-01-19	104-8-M-409.00CO
(ADDRESS) Nashville, TN 37212	(ADDRESS) Ft Worth, TX 76155	
(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, **GARY ERVIN AND WIFE, LISA ERVIN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STANTON R. TAIT, AN UNMARRIED 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 409 along with 2 Parking Spaces, The Glen Condominiums, as established under Master Deed of record in Instrument No. 20070904-0105726, amended in Instrument No. 20080805-0080551, amended in Instrument No. 20081112-0111695, amended in Instrument No. 20081124-0115172, amended in Instrument No. 20090224-0016363 in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a mare particular description of said unit.

Being the same property conveyed to Gary Ervin and wife Lisa Ervin by Warranty Deed from The Nashville Glen, LLC, a Tennessee limited liability company, recorded November 26, 2008 in Instrument No. 20081126-0115808, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 87, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 4660, Page (s) 146 through 148, inclusive, 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 The Glen Condominiums of record in Instrument Number 20070904-0105726, as amended in Instrument No. 20080805-0080551, Instrument No. 20081029-0108159, Instrument No. 20081112-0111695, Instrument No. 20081124-0115172, and Instrument No. 20090224-0016363, Register's Office for Davidson County, Tennessee.
- Charter of The Glen Condominium Association, Inc. of record in Instrument Number 20070628-0077121, In the Register's Office for DavidsonCounty, Tennessee.
- Subject to all matters shown on the Site and Floor Plan attached as Exhibit "B" to the Master Deed for The Glen Condominiums, of record in Instrument Number 20070904-0105726, as amended in Instrument No. 20080805-0080551, Instrument No. 20081029-0108159, Instrument No. 20081112-0111695, Instrument No. 20081124- 0115172, and Instrument No. 20090224-0016363, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20070820-0099189, in the Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20070820-0099330, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville of record in Instrument Number 20090712-0068095, in the Register's Office for DavidsonCounty, Tennessee.
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

Bill Garrett Davidson County
Batch# 32401 DEEDWARR
12/01/2017 02:25:30 PM 2 pgs
Fees: $13.00 Taxes: $1,461.50
20171201-0122945

This is **improved** property known as: **1706 18th Avenue South #311, Nashville, Tennessee 37212**.

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 30th DAY OF NOVEMBER, 2017.

Gary Ervin

Lisa Ervin

STATE OF ~~TENNESSEE~~ Ky.
COUNTY OF ~~DAVIDSON~~ Union

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARY ERVIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of November, 2017.

Tawnja S Gebert
Notary Public
My Commission Expires: 9/16/2018
(SEAL)

TAWNJA S. GEBERT
NOTARY PUBLIC
Kentucky, State At Large
My Commission Expires 9/16/2018

STATE OF ~~TENNESSEE~~ Ky.
COUNTY OF DAVIDSON Union

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LISA ERVIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of November, 2017.

Tawnja S. Gebert
Notary Public
My Commission Expires: 9/16/2018
(SEAL)

TAWNJA S. GEBERT
NOTARY PUBLIC
Kentucky, State At Large
My Commission Expires 9/16/2018

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

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019