THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180114616** Bill Garrett Davidson County Batch# 49523 DEEDWARR 01/22/2018 10:09:27 AM 2 pgs Fees: $13.00 Taxes: $906.50 20180122-0006239	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $245,000.00. Affiant Subscribed and sworn to before me, this 19th day of January, 2018. Notary Public My Commission Expires: 3-8-2021 C M COURTNEAU NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMMISSION EXPIRES MARCH 8, 2021

WARRANTY DEED

Address New Owner: James C. Reilly and Sally S. Reilly 700 Church Street Nashville TN 37203	Send Tax Bills To: Pinnacle Bank 949 Shady Grove Rd. #200 Memphis, TN 38120	Tax Information: Tax Parcel ID No. 093-05-2B-064.00-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, **Aaron Edgar Pendley** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James C. Reilly and Sally S. Reilly, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 908, on the Horizontal Property Regime for Bennie Dillon, a Condominium, as recorded in the Master Deed of record in Instrument No. 20051215-0150617, amended in Instrument No. 20060801-0093636, Instrument No. 20110513-0036910, Instrument No. 20120927-0087986 and Instrument No. 20121217-0116226, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to AARON EDGAR PENDLEY, by deed from HUGH M. MUNDY, of record in Instrument No. 20080107-0001925, dated December 31, 2007, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 093-05-2B-064.00-CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Master Deed of record in Instrument No. 20051215-0150617, amended in Instrument No. 20060801-0093636, Instrument No. 20110513-0036910, Instrument No. 20120927-0087986 and Instrument No. 20121217-0116226, said Register's Office.

Capitol Mall Redevelopment Project containing restrictive covenants, of record in Book 7423, page 374, Book 8421, page 587, Book 9208, page 613, Book 10512, page 464, Instrument No. 20020626-0076795 and Instrument No. 20050124-0008719, said Register's Office.

Memorandum of Lease of record in Book 11011, page 123, assigned in Book 11011, page 128, and Book 11477, page 85 and in Instrument No. 20050420-0044175, said Register's Office.

Easement Agreement of record in Instrument No. 20120607-0050013, said Register's Office.

This is improved property located at 700 Church Street Nashville TN 37203

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 19th day of January, 2018.

1/19/18

Aaron Edgar Pendley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Aaron Edgar Pendley, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of January, 2018.

My Commission Expires: 5/3/2021 Notary Public

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 3, 2021