Bill Garrett Davidson County
Batch# 75567 **DEEDWARR**
04/02/2018 03:04:25 PM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20180402-0030589

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $295,000.00

Carmen Coates
Affiant

Subscribed and sworn to before me, this 29th day of MARCH 2018.

Notary Public

My commission expires: 5-3-21

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John V. Estey	GENEVA FINANCIAL, LLC	**082160E00100CO**
800 Woodland Street, 101	1018 E GUADALUPE RD	
Nashville, TN 37206	TEMPE, AZ 85283	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Jesse J. Felter, unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John V. Estey

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 101, together with Parking Space #26, together with the appurtenant interest in the common elements of City View Lots Condominiums Horizontal Property Regime established by Master Deed of record in Instrument No. 20020905-0107488, as amended by First Amendment to Master Deed of record in Instrument Nos. 20030826-0123605 and 20110321-0021996, Register's Office for Davidson county, Tennessee, said Unit being depicted on the condominium site plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of City View Lofts of record in Instrument No. 20020828-0104026, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jesse J. Felter, by Warranty Deed from Kenneth M. Poole and wife, Tara L. Poole, dated September 16, 2013, of record in Instrument No. 20130919-0098743, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Master Deed of record in Instrument No. 20020905-0107488, as amended in Instrument No. 20030826-0123605 and Instrument No. 20110321-0021996, and Instrument No. 20020828-0104026, said Register's Office.

Restrictions of record in Instrument No. 20020828-0104026, Instrument No. 20010529-0055280, Instrument No. 20020905-0107487, Instrument No. 20010529-0055279, Instrument No. 20030826-

0123606, Instrument No. 20030826-0123605, Instrument No. 20110321-0021996, Instrument No. 20041014-0124079, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 800 Woodland Street, 101, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

Jesse J. Felter by Sharon Weintraub his attorney in fact Date: 3/29/2018

Jesse J. Felter
By: Sharon Weintraub
His Attorney in Fact

_____ Date: _____

STATE OF MASSACHUSETTS

COUNTY OF HAMPSHIRE

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Sharon Weintraub with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of Jesse J. Felter , and is authorized by him to execute this instrument on his behalf by virtue of a Power of Attorney recorded in Book *, Page _____, in said Register's Office. *20180402-0030588

Witness my hand, at office, this 29th day of March, 2018.

NOTARY PUBLIC

My Commission Expires: February 21, 2025

WILLIAM K MILLER
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires On
February 21, 2025