(1)

WARRANTY DEED

Bill Garrett Davidson County
Batch# 77210 **DEEDWARR**
04/09/2018 09:37:58 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20180409-0033004

A-BR-18-500-106

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/3/19
(AFFIX SEAL)

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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)
Erika Butler	**Franklin Synergy Bank**	
(NAME)	(NAME)	
5684 Baywater Drive	**722 Columbia Avenue**	**082-09-0P-106.00-CO**
(ADDRESS)	(ADDRESS)	
Tampa, FL 33615	**Franklin, TN 37064**	
(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, **ELIZABETH HOWELL AND GRAHAM HOWELL, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERIKA BUTLER, A SINGLE WOMAN,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 106 of Summer Street Lofts, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Summer Street Lofts Condominiums of record in Instrument No. 20060210-0016660, amended by Instrument No. 20060919-0116175, Instrument No. 20061215-0154790, Instrument No. 20071205-0140921 and Instrument No. 20110805-0060498, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit A to said Master Deed; together with a percentage interest in the common elements as set forth in said Master Deed.

Being the same property conveyed to Elizabeth Howell and husband, Graham Howell by Warranty Deed from Mason Herron and Emily Herron, husband and wife of record in Instrument No. 20150120-0005637 Register's Office for Davidson County, Tennessee, dated January 02, 2015 and recorded on January 20, 2015 and Scrivener's Affidavit recorded on April 13, 2015 in Instrument No. 20150413-003207.

**Elizabeth Howell and Elizabeth A. Howell are one in the same person.

This conveyance is subject to:
- Taxes for the 2018 and subsequent years, a lien not yet due and payable.
- Charter for Summer Street Lofts Association, Inc. of record in Instrument Number 20060307-0026605, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument Number 20030912-0134224 and Instrument No. 20040224-0020831, Register's Office of Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20051114-0137101, in the 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 20051114-0137103, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **500 Madison St. #106, Nashville, Tennessee 37208**.

Witness my/our hand(s) this the 26 DAY OF ~~APRIL~~, 2018.

Elizabeth Howell

Graham Howell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH HOWELL, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26 March ~~2nd of April~~, 2018.

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

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GRAHAM HOWELL, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26 of March ~~2nd of April~~, 2018.

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

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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