Bill Garrett Davidson County
Batch# 80752 DEEDWARR
04/13/2018 01:32:29 PM 3 pgs
Fees: $18.00 Taxes: $1,237.65

20180413-0035038

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180315531

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $334,500.00.

Affiant

Subscribed and sworn to before me, this 10th day of April, 2018.

Notary Public
My Commission Expires: 11/8/2021

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Marianne R. Parks 205 31st Avenue Apt 304 Nashville TN 37203	New Owner	Tax Parcel ID No. 104-02-0C-304.00 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, **Salud, LTD, a Texas General Partnership** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Marianne R. Parks, a married woman**, ("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. 304 , together with the appurtenant interest in the common elements of Midtown Lofts Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20050630-0075478, amended in Instrument No. 20060921-0117372, Instrument No. 20061016-0128233, Instrument No. 20070124-0009913 and Instrument No. 20070928-0115604, Register' s Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plat attached as Exhibit D to the aforementioned Master Deed.

Being the same property conveyed to SALUD, LTD, by deed from AARON D. BROWN, of record in Instrument No. 20141203-0110771, dated December 2, 2014, 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. 104-02-0C-304.00 CO.

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

Matters shown on the Plan of record in Instrument No. 20050616-0069146, said Register's Office.

Master Deed and ByLaws of record in Instrument No. 20050630-0075478, amended in Instrument No. 20060921-0117372, Instrument No. 20061016-0128233, Instrument No. 20070124-0009913 and Instrument No. 20070928-0115604, said Register's Office.

This is improved property located at 205 31st Avenue Apt 304 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 10th day of April, 2018.

Salud, Ltd.

BY: Jack Seidel, General Partner

Suzanne Seidel, General Partner

BY: Suzanne Seidel, Trustee of the Laurie Elise Seidel Trust, General Partner, Salud, Ltd.

Suzanne Seidel, Trustee of the Lindsay Elizabeth Elise Seidel Trust, General Partner Salud, Ltd.

STATE OF Texas
COUNTY OF Collin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jack Seidel and Suzanne Seidel, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are partners in Salud, Ltd., a Texas Limited Partnership, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 10th day of April, 2018.

Notary Public

My Commission Expires: Jan. 28, 2019

RONALD J. CARTER
Notary Public
STATE OF TEXAS
My Comm. Exp. Jan. 28, 2019

STATE OF Texas
COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Suzanne Seidel 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 trustee of the Laurie Elise Seidel Trust, General Partner of Salud, Ltd. a Texas Limited Partnership the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 10th day of April, 2018.

Notary Public

My Commission Expires: Jan, 28, 2019

RONALD J. CARTER
Notary Public
STATE OF TEXAS
My Comm. Exp. Jan. 28, 2019

STATE OF Texas
COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Suzanne Seidel 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 trustee of the Lindsay Elizabeth Elise Seidel Trust, General Partner of Salud, Ltd. a Texas Limited Partnership the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 10th day of April, 2018.

Notary Public

My Commission Expires: Jan, 28, 2019

RONALD J. CARTER
Notary Public
STATE OF TEXAS
My Comm. Exp. Jan. 28, 2019