Bill Garrett Davidson County
Batch# 84710 DEEDWARR
04/26/2018 08:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20180426-0039152

WARRANTY DEED

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$475,000.00.**

Affiant

Subscribed and sworn to before me this 24 day of April, 2018

Notary Public
My Commission expires: 11-6-21
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Dale and Jeanette Veitch, Trustees	Ameris Bank	093061E10600CO
305 Church Street Apt 103	1800 Parkway Place Suite 820	
Nashville, TN 37201	Marietta, GA 30067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jina Daniels formerly known as Jina. St. Aubin and Jason Daniels as tenants in common with right of survivorship**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Dale E. Veitch and Jeanette T. Veitch as Trustees of the FOREVER TRUST dated March 23, 2018**, it's successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

305 Church Street, Unit 103, and rights to one parking space of the Church Street Lofts of the Banner Block Condominiums, as established pursuant to all the provisions of the Tennessee Horizontal Property Act, as the same is set out in Sections 66-2-101, et seq. of T.C.A., as amended and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 thereon; and also including with limitations all conditions, covenants, restrictions, options, burdens assessments and other undertakings contained in Master Deed and By-Laws establishing a Horizontal Property Regime of The Banner Block Condominiums, of record as Instrument Number 20050527-0060419, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed of record in Instrument Number 20050927-0115946; Second Amendment to Master Deed, of record in Instrument Number 20060728-0091581, Register's Office for Davidson County, Tennessee; by Third Amendment to Master Deed of record as Instrument Number 20060741-0092812, Register's Office for Davidson County and by Fourth Amendment to Master Deed of record in Instrument Number 20060907-0110529, Register's Office for said County.

Being the same property conveyed to Jina L. St. Aubin, unmarried from 303 Church, LLC, A Tennessee limited liability company by General Warranty Deed on September 6, 2006, of record in Instrument Number 20060907-0110534, Register's Office for Davidson County, Tennessee. Further conveyed to Jina L. St. Aubin and Jason Daniels as tenants in common with right of survivorship from Jina L. St. Aubin, by Quitclaim Deed on February 7, 2007, of record in Instrument Number 20070208-0016677, Register's Office for Davidson County, Tennessee. Jina L. St. Aubin having since married and is now known as Jina Daniels.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Master Deed of record in 20050927-0115946; Second Amendment to Master Deed, of record in Instrument Number 20060728-0091581, Register's Office for Davidson County, Tennessee; by Third Amendment to Master Deed of record as Instrument Number 20060741-0092812, Register's Office for Davidson County and by Fourth Amendment to Master Deed of record in Instrument Number 20060907-0110529, Register's Office for said County, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Numbers 20060907-0110529; 20050927-0115946; 20060728-0091581; 20060731-0092812; 20050527-0060419 and 20061027-0133858, Register's Office for Davidson County, Tennessee.

This is improved property known as: **305 Church Street Apt #103, Nashville, TN 37201**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the

aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this April 13, 2018.

Jina L. Daniels by Christina Cunningham as Atty in fact

Jina L. Daniels by Christina Cunningham as Attorney in Fact

Jason Daniels by Christina Cunningham as Atty in fact.

Jason Daniels by Christina Cunningham as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Christina Cunningham, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-fact for Jina Daniels, the within named bargainor(s), and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Jina Daniels the bargainor(s), by the said Christina Cunningham, as Attorney-in-Fact.

WITNESS my hand and seal, this 13th day of April, 2018.

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____ My Commission Expires: 11.8.21

NOTARY PUBLIC

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Christina Cunningham, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-fact for Jason Daniels, the within named bargainor(s), and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Jason Daniels the bargainor(s), by the said Christina Cunningham, as Attorney-in-Fact.

WITNESS my hand and seal, this 13th day of April, 2018.

_____ My Commission Expires: 11.8.21

NOTARY PUBLIC

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY, TENN.