Bill Garrett Davidson County
Batch# 97188 DEEDWARR
05/25/2018 03:08:44 PM 5 pgs
Fees: $28.00 Taxes: $1,424.50
20180525-0050516

This Instrument Was Prepared By:
CAMPBELL LAW SOLUTIONS
P.O. Box 60600
Nashville, TN 37206-0600

Address New Owner:	**Send Tax Bills To:**	**Map & Parcel Number:**
James R. Schmitz 305 Church Street, Unit 304 Nashville, TN 37201	Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	Part Of 093-06-1E 304.00 (To add that part to 093-06-1E-305.00)

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, **RONALD V. GOBBELL** (hereinafter referred to as the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **JAMES R. SCHMITZ and wife, MICHELLE SCHMITZ** (hereinafter collectively referred to as the "Grantee"), in fee simple, certain real property situated in Davidson County, Tennessee, which property is more particularly described on Exhibit A that is attached hereto and made a part hereof by this reference, together with all right, title and interest of the Grantor, if any, in and to any easements and rights-of-way adjoining, abutting, or benefiting the same and together with the appurtenances, hereditaments, estate, title and interest thereto appertaining (all of the foregoing being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property to the Grantee, the Grantee's heirs and assigns, in fee simple forever; subject, however, to the matters set forth in Exhibit B that is attached hereto and made a part hereof by this reference.

The Grantor covenants that the Grantor is lawfully seized and possessed of the Property; that the Grantor has full power and lawful authority to sell and convey the Property; that the Property is free from all encumbrances, except as herein set forth; and the Grantor will forever warrant and defend the title to the Property against all persons lawfully claiming the same.

Whenever in this instrument the terms Grantor and Grantee are used, such terms will be construed to include said parties, their respective heirs, legal representatives, successors and assigns, and such terms, or pronouns therefor, will be construed to include the masculine, feminine or neuter gender and the singular number will include the plural, all as the context may require.

IN WITNESS WHEREOF, the Grantor has executed this deed on this 25th day of May, 2018.

Ronald V. Gobbell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $385,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of May, 2018.

KIMBERLY H. WAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Kimberly H. Wayman
Notary Public For The State Of Tennessee
My Commission Expires: May 3, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald V. Gobbell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and notarial seal at office, this 25th day of May, 2018.

KIMBERLY H. WAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Kimberly H. Wayman
Notary Public For The State Of Tennessee
My Commission Expires: May 3, 2021

Exhibit A

Property Description

The second floor level of 305 Church Street, Unit 303, 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 66-27-101 et seq. of the Tennessee Code Annotated, 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 without 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 No. 20050527-0060419, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed, of record as Instrument No. 20050927-0115946; by Second Amendment to Master Deed, of record as Instrument No. 20060728-0091581, Register's Office for Davidson County, Tennessee; by Third Amendment to Master Deed, of record as Instrument No. 20060731-0092812, Register's Office for Davidson County, Tennessee; by Fourth Amendment to Master Deed, of record as Instrument No. 20060907-0110529, Register's Office for Davidson County, Tennessee; by Fifth Amendment to Master Deed, of record as Instrument No. 20061013-0127441, Register's Office for Davidson County, Tennessee, such Fifth Amendment being re-recorded as Instrument No. 20061027-0133858, Register's Office for Davidson County, Tennessee; and by Sixth Amendment to Master Deed (the "Sixth Amendment"), of record as Instrument No. 20180315-0024341, Register's Office for Davidson County, Tennessee. Under the Sixth Amendment, 305 Church Street, Unit 303, was reconfigured to add the its second floor level to 305 Church Street, Unit 304, owned by the Grantee, and the intent of this deed is that the Grantee now owns all of 305 Church Street, Unit 304, as reconfigured by the Sixth Amendment.

Being part of the same property conveyed to Ronald V. Gobbell by deed from 3rd & Church, LLC, a Tennessee limited liability company, of record as Instrument No. 20061205-0149973, Register's Office for Davidson County, Tennessee.

This is improved property known as 305 Church Street, Unit 303 (part), Nashville, Tennessee 37201.

Exhibit B

Exceptions

1. Capital Mall Redevelopment Project containing restrictive covenants of record in Book 7423, Page 374; 8421, Page 587; Book 9208, Page 613, as amended in Book 10512, Page 464, and Instrument No. 200206260076795, Register's Office for Davidson County, Tennessee.

2. Party wall situated on the subject property and partly on adjoining premises.

3. The Property is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of Tennessee Code Annotated, 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 without 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 No. 20050527-0060419, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed, of record as Instrument No. 20050927-0115946; by Second Amendment to Master Deed, of record as Instrument No. 20060728-0091581, Register's Office for Davidson County, Tennessee; by Third Amendment to Master Deed, of record as Instrument No. 20060731-0092812, Register's Office for Davidson County, Tennessee; by Fourth Amendment to Master Deed, of record as Instrument No. 20060907-0110529, Register's Office for Davidson County, Tennessee; by Fifth Amendment to Master Deed, of record as Instrument No. 20061013-0127441, Register's Office for Davidson County, Tennessee, such Fifth Amendment being re-recorded as Instrument No. 20061027-0133858, Register's Office for Davidson County, Tennessee; and by Sixth Amendment to Master Deed, of record as Instrument No. 20180315-0024341, Register's Office for Davidson County, Tennessee.