Box #14 GF# 30992-8

WARRANTY DEED

Bill Garrett Davidson County
Batch# 123231 **DEEDWARR**
08/01/2018 09:02:41 AM 2 pgs
Fees: $13.00 Taxes: $1,093.35

20180801-0074865

R-VRES-18-309-407

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,500.00.

Noah Cook
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

SHERRI D. HOLLARS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Comm. Expires Sept. 22, 2019

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)
Kevin H. Heeney	**Bank of England, a corp.**	
(NAME)	(NAME)	
309 Church Street, #407	**PO Box 3490**	**093-06-1D-407.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201	**Little Rock, AR 72203-3490**	
(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, **NADIR MARDONOV, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEVIN H. HEENEY, A SINGLE MAN,** 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:

Land in Davidson County, Tennessee, Being Unit 407 and one parking space, The Exchange of the Banner Block Condominiums, as established under Master Deed of record in Instrument 20050527-0060419, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to Nadir Mardonov, unmarried by Warranty deed from Wilton F. Weller and wife, Gisela Ursula Weller also known as Gisela Pippy Weller of record in Instrument No. 20140731-0068417 Register's Office for Davidson County, Tennessee, dated July 28, 2014 and recorded on July 31, 2014.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Master Deed establishing a Horizontal Property Regime of The Exchange Lofts of The Banner Block Condominiums of record in Instrument Number 20050527-0060419, as Amended in Instrument No. 20060927-0115946, Instrument No. 20060728-0091581, Instrument No. 20060731-0092812, Instrument No. 20060907-0110529, Instrument No. 20061013-0127441 and Instrument No. 20061027-0133858 and Instrument No. 20180315-0024341, Register's Office for Davidson County, Tennessee.
- All matters shown on the site Plan attached as Exhibit F to the Master Deed in Instrument 200505270060419, Register's Office for Davidson County, Tennessee.
- Subject to Capitol Mall Redevelopment Plan containing Restrictive Covenants in Book 9208, page 613, amended in Instrument 200206260076795, Instrument No. 20040708-0081245, Register's Office for Davidson County, Tennessee.
- Agreement involving the East Wall of land in question in Deed Book 148, page 264, Register's Office for Davidson County, Tennessee.
- Charter of HOA in Instrument 200410010118481, Instrument 200506070064900 amended in Instrument 200505110053156, Register's Office for Davidson County, Tennessee.
- Income restrictions set forth in Warranty Deed filed in Instrument Number 20050714-0081882 and Scrivner's Affidavit recorded in Instrument No. 20051019-0126059 and in Instrument No. 20060315-0029768, 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: **309 Church Street, #407, Nashville, Tennessee 37201**.

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

Witness my/our hand(s) this the 31st DAY OF JULY, 2018.

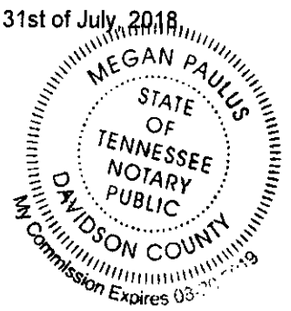
Nadir Mardonov

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NADIR MARDONOV, 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 31st of July, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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