WARRANTY DEED

Bill Garrett Davidson County
Batch# 123575 DEEDWARR
08/01/2018 03:35:06 PM 2 pgs
Fees: $13.00 Taxes: $2,164.50

20180801-0075425

M-P-18-309-609

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DONNA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

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)
John Ellis Waldron	**New Owner**	
(NAME)	(NAME)	
105 N. Riverview #314	**105 N. Riverview #314**	**093-06-1D-609.00-CO**
(ADDRESS)	(ADDRESS)	
Dublin, OH 43017	**Dublin, OH 43017**	
(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, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GLENN HENDERSON AND NANCY HENDERSON, HUSBAND AND WIFE,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JOHN ELLIS WALDRON, UNMARRIED,** hereinafter called the Grantee, his 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 No. 609, and two parking spaces, The Exchange Lofts of The Banner Block Condominiums, as established under Master Deed of record in Instrument 200505270060419, as amended in Instrument 200509270115946, Instrument 200607280091581, Instrument 200607310092812, Instrument 200609070110529, Instrument 200610130127441 and Instrument 200610270133858, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Glenn Henderson and Nancy Henderson, husband and wife by Warranty deed from Mark Taylor, unmarried of record in Instrument No. 20100111-0002561 Register's Office for Davidson County, Tennessee, dated January 11, 2010 and recorded on January 11, 2010.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Master Deed establishing a Horizontal Property Regime of The Exchange Lofts of The Banner Block Condominiums of record in Instrument Number 200505270060419, amended in Instrument 200509270115946, Instrument 200607280091581, Instrument 200607310092812, Instrument 200609070110529, Instrument 200610130127441 and Instrument 200610270133858 Register's Office for Davidson County, Tennessee.
- All matters shown on the Site Plan attached as Exhibit F to the Master Deed of record in Instrument Number 20050527-0060419, in the Register's Office for Davidson County, Tennessee.
- Capitol Mall Redevelopment Plan containing Restrictive Covenants of record in Book 9208, Page 613, amended in Instrument No. 20020626-0076795, in the Register's Office for Davidson County, Tennessee.
- Agreement involving the East Wall of the land in question as set forth in the Deed from Jere Baxter to Baxter Court of record in Book 148, Page 264, in the Register's Office for Davidson County, Tennessee.
- Charter of The Exchange Lofts Condominium Association, Inc. of record in Instrument Number 20041001-0118481, Instrument No. 20050607-0064900, amended in Instrument No. 20050511-0053156, in the Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of The Exchange Lofts Condominiums of record in Instrument Number 20040708-0081245, 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 #609, 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 our hands this the 27th DAY OF JULY, 2018.

Glenn Henderson

Nancy Henderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GLENN HENDERSON, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of July, 2018.

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

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 27th of July, 2018.

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

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

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