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

CRT File No. 181118549

Karen Y Johnson Davidson County
Batch# 175982 **DEEDWARR**
12/19/2018 11:17:56 AM 2 pgs
Fees: $13.00 Taxes: $947.20

20181219-0123286

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

RETURN TO
PREPARED BY
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $256,000.00

Affiant

Subscribed and sworn to before me, this 18th day of December, 2018.

Tracey Perry
Notary Public
My Commission Expires: 9-6-22

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Richard Arras 700 Church Street Apt 307 Nashville TN 37203	New Owner	Tax Parcel ID No. 093-05-2B-015.00 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, **Kevin B. Ferrin and Debra L. Ferrin Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard Joseph Arras, unmarried man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 307 of Bennie Dillon, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same as set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Bennie Dillon, a condominium of record as Instrument No. 20051215-0150617, as amended in Instrument No. 20060801-0093636, Instrument No. 20110513 - 0036910, Instrument No. 20110725-0056667, Instrument No. 20120927-0087986, and Instrument No. 20121217-0116226, Register' s Office for Davidson County, Tennessee and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners; said Unit being depicted on Exhibit C to the Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit B to said Master Deed and parking space number 824 as set forth in Exhibit F to the amendment of Master Deed of record as Instrument No. 20060801-0093636, Register' s Office for Davidson County, Tennessee.

Being the same property conveyed to KEVIN B. FERRIN and DEBRA L. FERRIN, HUSBAND AND WIFE, by deed from MARY PURDY MALLEN, of record in Instrument No. 20150422-0035879, dated April 20, 2015, 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 2019 and subsequent years for Map-Par. 093-05-2B-015.00 CO.

Master Deed of record in Instrument No. 20051215-0150617, amended in Instrument No. 20060801-0093636, Instrument No. 20110513-0036910, Instrument No. 20120927-0087986 and Instrument No. 20121217-0116226, said Register's Office.

Capitol Mall Redevelopment Project containing restrictive covenants, of record in Book 7423, page 374, Book 8421, page 587, Book 9208, page 613, Book 10512, page 464, Instrument No. 20020626-0076795 and Instrument No. 20050124-0008719, said Register's Office.

Memorandum of Lease of record in Book 11011, page 123, assigned in Book 11011, page 128, and Book 11477, page 85 and in Instrument No. 20050420-0044175, said Register's Office.

Easement Agreement of record in Instrument No. 20120607-0050013, said Register's Office.

Easement granted to Comcast of Nashville I, LLC, of record in Instrument No. 20130726-0077473, said Register's Office.

This is improved property located at 700 Church Street Apt 307 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 18th day of December, 2018.

Kevin B. Ferrin

Debra L. Ferrin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kevin B. Ferrin and Debra L. Ferrin, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of December, 2018

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022