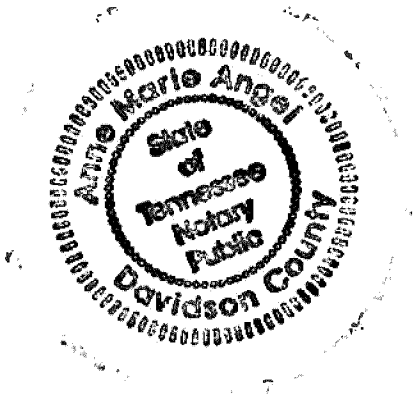
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 day of February, 2019

Notary Public

MY COMMISSION EXPIRES: 3/8/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Michael A. Bradshaw		081 12 0B 319.00
(NAME)	(NAME)	
1400 Rosa L Parks Blvd, Unit 319	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Geoffrey Crandall, an unmarried person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael A. Bradshaw, a married man**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 319 of The Lofts at Werthan Mills, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Lofts at Werthan Mills Condominiums of record in Instrument Number 20031023-0157113, amended in Instrument 20040521-0059936, Instrument 20040712-0082926, Instrument, 20050202-0012489, Instrument 20051230-0156950, and Instrument No. 20060901-0108138, in the 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, 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 thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Geoffrey Crandall and Wei Chen Hsiao, as Tenants in Common with right of Survivorship by Warranty Deed from Erik Day dated June 18, 2015 and recorded June 22, 2015 as Instrument No. 20150622-0059703, in said Register's Office for Davidson County, Tennessee.

Being also the same property conveyed to Geoffrey Crandall, by Quitclaim Deed from Wei Chen Hsiao, dated February 7, 2019 and recorded contemporaneously here with as 201902190014669, in the register's office for Davidson County, Tennessee.

File Number: GRN-1900462SSO

Karen Johnson Davidson County
Batch# 196231 DEEDWARR
02/19/2019 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20190219-0014670

unimproved ☐

This is improved ☒ property, known as 1400 Rosa L Parks Blvd, Unit 319, Nashville, TN 37208

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, 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 15th day of February, 2019

Geoffrey Crandall by Jodi Jackson, as attorney in fact

Geoffrey Crandall by Jodi Jackson, as attorney in fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Jodi Jackson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Geoffrey Crandall, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of the said Geoffrey Crandall, for the purposes therein contained.

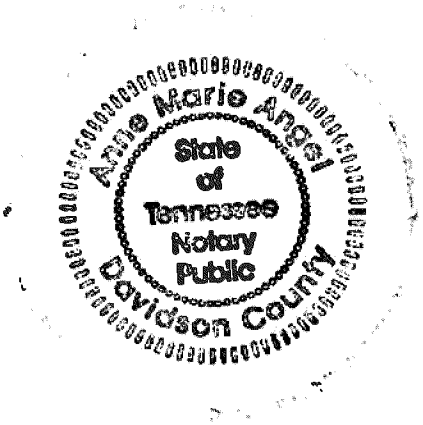
Witness my hand and official seal, this the 15th of February, 2019.

Ann Marie Angel

Notary Public

My Commission Expires: 3/8/2021

(SEAL)



File Number: GRN-1900462SSO

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019