WARRANTY DEED

Karen Johnson Davidson County
Batch# 237635 **DEEDWARR**
06/03/2019 10:55:40 AM 2 pgs
Fees: $13.00 Taxes: $1,661.30

20190603-0052432

B-BR-19-309-201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $448,999.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

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 A. Lambert and Ginger D. Lambert	New Owner	
(NAME)	(NAME)	
309 Church St Apt 201	3902 Rhodes St.	**093-06-1D-201.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201	Pasadena, TX 77505	
(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, **ALAN WATT AND WIFE, SANDRA WATT,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN A. LAMBERT AND GINGER D. LAMBERT, HUSBAND AND WIFE,** 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 No. 201, and one parking space, 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 Alan Watt and wife, Sandra Watt by Warranty deed from The Exchange Lofts, LLC of record in Instrument No. 20050825-0102012 Register's Office for Davidson County, Tennessee, dated August 11, 2005 and recorded on August 25, 2005 and Scrivener's Affidavit recorded in Instrument No. 20051019-0126059.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the 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 , Instrument 200610270133858 and Instrument Number. 20180315-0024341 Register's Office for Davidson County, Tennessee.
- Subject to 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.
- Subject to 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.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **309 Church St Apt 201, 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 24th DAY OF MAY, 2019.

Alan Watt

Alan Watt

Sandra Watt

Sandra Watt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALAN WATT, 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 24th of May, 2019.

William E Grones

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



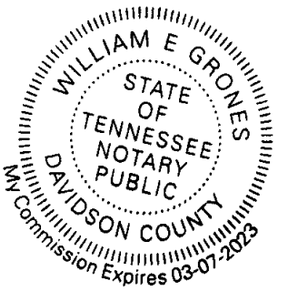
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SANDRA WATT, 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 24th of May, 2019.

William E Grones

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212