This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $212,000.00.

Affiant

Subscribed and sworn before me this the 7th day of June, 2019.

Notary Public
My commission expires 10/4/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 240714 DEEDWARR
06/10/2019 08:23:08 AM 2 pgs
Fees: $13.00 Taxes: $784.40

20190610-0054987

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Bruce Garth 2115 Yeaman Place, #407 Nashville, TN 37206	BancorpSouth Bank 2778 W. Jackson St. Bldg. C, 2nd Floor Tupelo, MS 38801	082-15-0A 073.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOSHUA JAMES ESCUE AND ROMAN MICHAL MROZOWSKI, A MARRIED COUPLE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BRUCE GARTH, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 407 and PARKING SPACE 174, 5th AND Main Condominiums, as established under Master Deed of record in Instrument 20060630-0078751, Amended at Instrument Nos. 200701014-00011656, 20070424-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262, 20110921-0073283, and 20111129-0092827, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Joshua James Escue and Roman Michal Mrozowski, as tenants in common, by deed from James Escue, dated 03/29/2018, of record in Instrument No. 20180403-0031098, said Register's Office.

Also being the same property conveyed to James Escue by deed from Joshua James Escue of record in Instrument No. 20161014-0108971, dated 09/26/2016, said Register's Office.

Also being the same property conveyed to Joshua James Escue, a single person, by deed from Vth 5th and Main, LLC, a Delaware Limited Liability Company, of record in Instrument No. 20120326-0025575, dated 03/23/2012, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2115 Yeaman Place, #407, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

JE

RMM by JJE, AIF

Witness my hand this the 7th day of June 2019.

Joshua James Escue

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joshua James Escue, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of June, 2019.

My commission expires: 9-6-22

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC BENJAMIN SEAMON DAVIDSON COUNTY

Witness my hand this the 7th day of June, 2019.

ROMAN MICHAL MROZOWSKI by
JOSHUA JAMES ESCUE, his attorney in fact

Roman Michal Mrozowski
BY: Joshua James Escue as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of April, 2019, before me, the undersigned Notary Public in and for said County and State, personally appeared Joshua James Escue with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Roman Michal Mrozowski by Specific POWER OF ATTORNEY dated April 6, 2019, and who acknowledged that he executed the same as the free act and deed of Roman Michal Mrozowski.

Witness my hand and official seal this 7th day of June, 2019.

My commission expires: 9-6-22

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC BENJAMIN SEAMON DAVIDSON COUNTY