Karen Johnson Davidson County
Batch# 257780 DEEDWARR
07/16/2019 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,398.60
20190716-0069616

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

CRT File No. 190520732

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~)Williamson

The actual consideration or value, whichever is greater, for this transfer is: $378,000.00.

Affiant

Subscribed and sworn to before me, this2nd day of July, 2019.

Notary Public
My Commission Expires: 12/15/21

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kyle M. Nieman 2201 8th Avenue South Unit 301 Nashville TN 37204	New Owner	Tax Parcel ID No. 105-14-0D-301.00CO

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, **John G. Barclay, Jr. and Jessica E. Berenguer a/k/a Jessica Barclay husband and wife, and Thomas J. Berenguer and Mary J. Berenguer, husband and wife**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kyle M. Nieman, a single man("**Grantees"), its 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. 301 of Lofts on Eighth Avenue, 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 Lofts on Eighth of record in Instrument Number 20061116-0142670, as amended in Instrument No. 20071227- 0148044, 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 Exhibit "E" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "E" to said Master Deed.

Being the same property conveyed to John G. Barclay, Jr. and wife, Jessica E. Berenguer and Thomas J. Berenguer and Mary J. Berenguer, husband and wife by Warranty Deed from Robert Lentz, married, recorded on the 5th day of July, 2013 in Instrument No. 20130705-0069672, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WAVERLY PLACE, as recorded in Plat Book 57, Page(s) 95.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE LOFTS ON EIGHTH of record in Instrument No. 20061116-0142670, as amended by instrument(s) of record in Instrument No. 20071227-0148044; also subject to easements, rights and interests 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 building thereon.

Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument Nos. 20061122-0144892 and 20070305-0026833.

Storm Quality Agreement recorded at Instrument No. 20061113-0139803.

Assignment of Developers Rights recorded at Instrument No. 20071227-0148043.

Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

This is improved property located at 2201 8th Avenue South Unit 301 Nashville TN 37204

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 this2nd day of July, 2019.

John G. Barclay, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John G. Barclay, Jr. with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this2nd day of July, 2019.

Notary Public

SHIRA KINGREY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 11, 2021

Jessica E. Berenguer a/k/a Jessica Barclay

Thomas J. Berenguer by: Jessica Barclay, Attorney in Fact
Thomas J. Berenguer
By: Jessica Barclay, Attorney in Fact

Mary J. Berenguer by: Jessica Barclay, attorney in fact
Mary J. Berenguer
By: Jessica Barclay, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Publidn and for said County and State, Jessica Barclay 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, and who further acknowledged that she is the Attorney-in-Fact for Thomas J. Berenguer and Mary J. Berenguer and that she is authorized by Thomas J. Berenguer and Mary J. Berenguer to execute this instrument on their behalf.

WITNESS my hand, at office, this 2nd day of July, 2019.

Notary Public

My Commission Expires:

RICHARD LOUIS RIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY