WARRANTY DEED

Karen Johnson Davidson County
Batch# 339034 DEEDWARR
01/06/2020 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,069.30
20200106-0001670

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/5/21
(AFFIX SEAL)

MISTY M. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
Kelly Greene Elrod, Oak Lane Title, LLC, 130 Wilson Pike Circle, Brentwood, TN 37027

File No.: 19-112052

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ryan Caveney	United Wholesale Mortgage	082-12-0A-307.00-CO
(NAME) 926 Woodland Street	(NAME) PO Box 202028	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Florence, SC 29502-2028	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF No Dollars And No/100 Dollars ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
MATTHEW MASTERS, A SINGLE PERSON,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
RYAN CAVENEY, AN UNMARRIED 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. 307 of East End Lofts Condominium established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated and under Master Deed Establishing East End Lofts Condominium of record as Instrument No. 20060803-0094710, as amended by First Amendment to Master Deed Establishing East End Lofts Condominium of record as Instalment No. 20061018-0129171 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 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 buildings thereof, said Unit being depicted on Exhibit "D" to said Master Deed

and First Amendment to Master Deed; together with a percentage interest in the common elements and voting percentage set forth in Exhibit "E" to said Master
Deed, as amended.

Being the same property conveyed to Matthew Master, a single person by Warranty deed from East End Lofts, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20090127-0007196 Register's Office for Davidson County, Tennessee, dated January 26, 2009 and recorded on January 27, 2009. (Value of consideration shown in aforementioned deed $199,000.00.) Being also known as 926 Woodland Street,Unit 307 307 Nashville, Tennessee 37206.

unimproved ☐
This is ☒ property, known as 926 Woodland Street, Unit 307, Nashville, TN 37206
improved
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 6th day of January, 2020.

Matthew Masters

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 6th day of January, 2020, before me personally appeared Matthew Masters, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 9-06-2022

BRIANNA BARTELSMEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

True Copy Certification

I, Steve Berneman 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Sondra Mounggey a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021