Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200526917

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $291,500.00.

Affiant

Subscribed and sworn to before me, this 5th day of June, 2020.

M. ALEXIS MENDL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 05/03/2021

Karen Johnson Davidson County
Batch# 411560 DEEDWARR
06/08/2020 01:00:21 PM 2 pgs
Fees: $13.00 Taxes: $1,078.55

20200608-0058577

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lindsay Wray 926 Woodland Street #109 Nashville TN 37206	New Owner	Tax Parcel ID No. 082 12 0A 109.00

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, **William Cain, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lindsay Wray, unmarried**, ("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. 109 of East End Lofts Condominium, 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 East End Lofts Condominium of record in Instrument Number 20060803-0094710, as amended by First Amendment to Master Deed Establishing East End Lofts Condominium of record as Instrument 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 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 "D" 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 William A. Cain, married man, by Warranty Deed from Brandon K. Schaefer, unmarried, of record in Instrument No. 20170811-0082717, in the Register's Office of Davidson County, Tennessee, dated August 10, 2017 and recorded on August 11, 2017.

Grantor warrants that they have never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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 2020 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of East End Lofts, LLC, as recorded in Plat Instrument No. 20060215-0018298.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing East End Lofts Condominium of record in Instrument No. 20060803-0094710, as amended by instrument(s) of record in Instrument No. 20061018-0129171; 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 No. 20050926-0115148.

Storm Water Detention Agreement as set forth in instrument recorded in Instrument No. 20050926-0115146.

This is improved property located at 926 Woodland Street #109 Nashville TN 37206

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 this 5th day of June, 2020.

William Cain

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 5th day of June, 2020.

Notary Public

My Commission Expires:

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020