This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-20-7919

Karen Johnson Davidson County
Batch# 460526 DEEDWARR
08/20/2020 09:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,072.63
20200820-0093903

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $289,900.00.

Affiant

Subscribed and sworn to before me, this the 20th day of July, 2020.

Notary Public
My Commission Expires: 9-22-2020

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 9-22-2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Anthony James Holloway 1066C 2nd Avenue South Nashville, TN 37210	Studio Bank 124 12th Avenue S 400 Nashville, TN 37203	105-03-0E-007.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Donna L. Forsythe, Trustee of the Donna L. Forsythe Living Trust U/A/D August 9, 2019**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Anthony James Holloway, an unmarried man**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING a certain private element unit situated in Davidson County, Tennessee, and further known as Unit 1066 C, together with the appurtenant common elements of Lofts at Southview Homeowners Association, Inc., created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Lofts at Southview Homeowners Association, Inc., a horizontal property regime with private elements, of record in Instrument No. 20130723-0076139; as amended in Instrument No. 20130809-0083713; and in Instrument No. 20151112-0115225, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being also depicted on the site plan attached as exhibit to said Declaration, as amended. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Lofts at Southview Homeowners Association, Inc., provided in said Declaration, as amended, together with the By-Laws appended thereto, the aforementioned site plan, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Donna L. Forsythe, Trustee of the Donna L. Forsythe Living Trust U/A/D August 9, 2019 by Quitclaim Deed from Donna Forsythe, a single woman, dated October 28, 2019, recorded November 5, 2019, of record in Instrument No. 20191105-0113942, Register's Office for Davidson County, Tennessee; and further, being a the same property conveyed to Donna Forsythe, a single woman by Warranty Deed from FMBC Investments, LLC, a Tennessee limited liability company, dated September 23, 2014, recorded September 30, 2014, of record in Instrument No. 20140930-0090008, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1066C 2nd Avenue South, Nashville, TN 37210.**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 17th day of July, 2020.

GRANTOR:

The Donna L. Forsythe Living Trust U/A/D August 9, 2019

By: Donna L. Forsythe, Trustee
Donna L. Forsythe, Trustee

STATE OF Arizona
COUNTY OF Yavapai

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Donna L, Forsythe, Trustee for The Donna L. Forsythe Living Trust U/A/D August 9, 2019, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of July, 2020.

Notary Public
My Commission expires: July 4th 2024

BILLY ELMER
Notary Public - Arizona
Yavapai County
Commission # 583278
My Comm. Expires Jul 4, 2024

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022