Karen Johnson Davidson County
Batch# 624597 DEEDWARR
04/28/2021 01:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,415.25
20210428-0056807

#36132

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $382,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: October 2, 2023
(AFFIX SEAL)

STACY LEE THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

JM-SB-P-21-309

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Courtney Norman	**NEW OWNER**	
(NAME)	(NAME)	
309 Church St #104	309 Church St #104	**093-06-1D-104.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PETER GIBSON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **COURTNEY NORMAN, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 104, together with the appurtenant interest in the common elements of The Exchange Lofts of The Banner Block Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20050527-0060419, as amended in Instrument No. 20050927-0115946, Instrument No. 20060728-0091581, Instrument No. 20060731-0092812, Instrument No. 20060907-0110529, Instrument No. 20061013-0127441, and Instrument No. 20180315-0024341, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit F to the aforementioned Master Deed.

Being the same property conveyed to Peter Gibson by deed dated April 28, 2017 from T.R.V. Holdings d/b/a TRV Tennessee Corp, of record in Instrument No. 20170502-0042916, Register's Office for Davidson County, Tennessee. Corrected by Affidavit of record in Instrument No. 20170530-0053173, Register's Office for Davidson County, Tennessee.

Unit 104 is allocated two (2) parking spaces as shown on Exhibit G to the Master Deed recorded in Instrument No. 20050527-0060419, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Master Deed establishing a Horizontal Property Regime of The Exchange Lofts of The Banner Block Condominiums of record in Instrument Number 20050527-0060419, as Amended in Instrument No. 20060927-0115946, Instrument No. 20060728-0091581, Instrument No. 20060731-0092812, Instrument No. 20060907-0110529, Instrument No. 20061013-0127441 and Instrument No. 20061027-0133858, Register's Office for Davidson County, Tennessee.
- Subject to Capitol Mall Redevelopment Plan containing Restrictive Covenants in Book 9208, page 613, amended in Instrument No. 20020626-0076795, Register's Office for Davidson County, Tennessee.
- Agreement involving the East Wall of land in question in Deed Book 148, page 264, Register's Office for Davidson County, Tennessee.
- Charter of HOA in Instrument No. 20041001-0118481, Instrument No. 20050607-0064900 amended in Instrument No. 20050511-0053156, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **309 Church St #104, Nashville, Tennessee 37201**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 23rd DAY OF APRIL, 2021.

Peter Gibson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PETER GIBSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of April, 2021.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

