Karen Johnson Davidson County
Batch# 640037 DEEDWARR
05/19/2021 11:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,269.10
20210519-0067855

WARRANTY DEED	STATE OF TENNESSEE 2021-655 COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $343,000.00. (Affiant) Sworn to and subscribed before me this 3 day of May, 2021. Notary Public My commission expires:_____

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

MARGARET PHILPOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Jared P. DeGraauw (NAME)	**NEW OWNER** (NAME)	**093-06-1D-606.00CO**
309 Church Street #606 (ADDRESS)	Same (ADDRESS)	
Nashville, TN 37201 (City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Tiffany Lynn Trevethan, a married woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jared P. DeGraauw, a single man** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 606, and one parking space, the Exchange Lofts of the Banner Block Condominium, as established under Master Deed and By-Laws of record as 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, Instrument No. 20061027-0133858, and Instrument No. 20180315-0024341, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-027-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of the 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed set out as Instrument No. 20050527-0060419, Register's Office for Davidson County, Tennessee

Being all the same property conveyed to Tiffany Lynn Trevethan, a married woman, by deed from Cheyene Adams, unmarried, of record in Instrument No. 20160531-0054631, Register's Office for Davidson County, Tennessee.

This is improved property also known as: 309 Church St, #606, Nashville, TN 37201.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record (6) If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplement assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment (7) Taxes for the year 2021 and subsequent years, a lien not yet due and payable (8) Subject to the provisions of the Tennessee Horizontal Property Act in T.C.A. Section 66-27-101 et. seq. (9) Subject to Metropolitan Ordinance Nos. 82-845, as amended in 87-1695, 91-1567, 93-774, 97-755, 98-1187 and BL2002-1033, by the Metropolitan Government of Nashville and Davidson County, Tennessee (10) Subject to the Capital Mall Re-development Project containing restrictive covenants of record in Book 7423, page 374, Book 8421, Page 587, Book 9208, Page 613, Book 10512, Page 464, Instrument Numbers 20020626-0076795 and 20050527-0060419, Register's Office for Davidson County, Tennessee (11) Master Deed and By-Laws of The Exchange Lofts Condominiums 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, Instrument No. 20061027-0133858, and Instrument No. 20180315-0024341, Register's Office for Davidson County, Tennessee (12) Agreement involving the East wall of the land in question as set forth in the deed from Jere Baxter to Baxter Court of record in Book 148, page 264, Register's Office for Davidson County, Tennessee.

Aaron Geoffrey Trevethan, spouse of the above-named **Tiffany Lynn Trevethan,** joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above- described property, especially his marital rights.

THIS instrument is being executed on behalf of **Tiffany Lynn Trevethan and Aaron Geoffrey Trevethan** pursuant to a Power of Attorney executed by same on the 24th day of April, 2021, and being filed for record in Instrument No. 20210517-0066521, and being recorded simultaneously herewith.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3rd day of May, 2021.

Tiffany Lynn Trevethan

By: Tiffany Lynn Trevethan By Justin Werthan Attorney-In-Fact
Justin Werthan, Attorney-in-Fact

Aaron Geoffrey Trevethan

By: Aaron Geoffrey Trevethan By Justin Werthan Attorney-In-Fact
Justin Werthan, Attorney-in-Fact

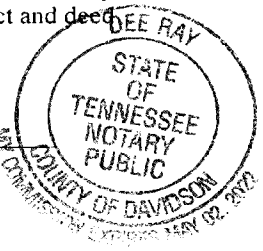
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On this 3rd day of ~~April~~ MAY, 2021, before me personally appeared Justin Werthan, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of Tiffany Lynn Trevethan and Aaron Geoffrey Trevethan, and acknowledged that he executed the same as the free act and deed of the said Tiffany Lynn Trevethan and Aaron Geoffrey Trevethan.

Witness my hand and official seal at Franklin, Tennessee, this 3rd day of ~~April~~ MAY, 2021.

My Commission Expires: 5/2/22

Notary Public



True Copy Certification

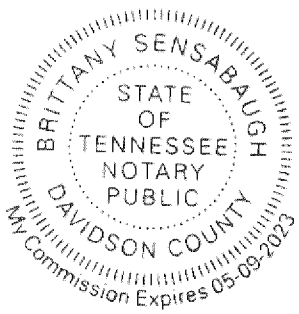
I, Margaret Philpott, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 05-09-23