Karen Johnson Davidson County
Batch# 1097275 DEEDWARR
02/02/2024 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20240202-0007481

WARRANTY DEED

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

File #24-PA-0309-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF January, 2024.

Notary Public

MY COMMISSION EXPIRES: 09/02/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Aaron John Traylor	Ameris Bank	
(NAME) 309 Church Street #304	(NAME) 1850 Parkway Place, Suite 400	**093-06-1D-304.00-CO**
(ADDRESS) Nashville, TN 37201	(ADDRESS) Marietta, GA 30067	
(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, **WILLIAM P. MINDLIN, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AARON JOHN TRAYLOR, UNMARRIED MAN** 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. 304, The Banner Exchange Lofts of The Banner Block Condominiums, as established under Master Deed of record in Instrument No. 20050527-0060419, amended in Instrument No. 20050927-0115946, Instrument 20060728-0091581, Instrument 20060731-00092812, Instrument 20060907-0110529, Instrument No. 20061013-0127441 and Instrument 20061027-0133858, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more Complete description.

Being the same property conveyed to William P. Mindlin, a single person by Warranty Deed from The Exchange Lofts LLC of record in Instrument No. 20050714-0081933 Register's Office for Davidson County, Tennessee, dated July 06, 2005 and recorded on July 14, 2005.

This conveyance is subject to:
*Taxes for the year 2024, a lien not yet due and payable.

*Subject to all matters shown on the Site Plan attached as Exhibit F to the Master Deed of record in Instrument Number 20050527-0060419, in the Register's Office for Davidson County, Tennessee.

*Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 200407080081245 and Termination of Horizontal Property Regime and Cancellation of Master Deed recorded in Instrument No. 20050527-0060418 and Instrument No. 20050527-0060419, amended in Instrument 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, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the

covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

*Subject to Capitol Mall Redevelopment Plan containing Restrictive Covenants of record in Book 9208, Page 613, amended in Instrument No. 20020626-0076795, in the Register's Office for Davidson County, Tennessee.

13. 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, in the Register's Office for Davidson County, Tennessee.

14. Charter of The Exchange Lofts Condominium Association, Inc. of record in Instrument Number 20041001-0118481, Instrument No. 20050607-0064900, amended in Instrument No. 20050511-0053156, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **309 Church Street, Unit 304, Nashville, TN 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 31st day of January, 2024.

William P. Mindlin by John Bishop, Attorney in Fact
William P. Mindlin by John Bishop, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of January, 2024, before me personally appeared John Bishop, to me known to be the person (or persons) described in and who executed the foregoing instrument on behalf of William P. Mindlin, as his Attorney-In-Fact, and acknowledged that such person (or persons) executed the same as the free act and deed of William P Mindlin.

Witness my hand, at office, this 31st day of January, 2024.

Notary Signature
My commission expires: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **January 31, 2024** (date of document).

Affiant Signature

February 2, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 2nd day of February, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25