WARRANTY DEED

FILE BOX 19B
04-11-026

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $849,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd day of December, 2004

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

PETER WEISS NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 12/03/04 14:15 2pgs
Fees:13.00 Taxes:3141.30

20041203-0144408

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
TIMOTHY R. STAFFORD	AMSOUTH BANK	104-09-0-N
(NAME) 161 Craighead Avenue	(NAME) 2050 PARKWAY OFFICE CIRCLE, RCN-6	2.00CO
(ADDRESS) Nashville, TN 37205	(ADDRESS) BIRMINGHAM, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **BROWNING-BACON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TIMOTHY R. STAFFORD, AN UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A CERTAIN CONDOMINIUM UNIT in Davidson County, Tennessee, described as follows: Unit 2, in a Horizontal Property Regime as shown on the condominium site plan of West End Close Condominium, as of record on Exhibit "A" of the Master Deed of West End Close of record in Instrument No. 20030701-0090321, as Amended in Instrument No. 20030724-0103538; Instrument No. 20031202-0173105 and Instrument of Correction in Instrument No. 20041005-0120026 and Re-Recorded in Instrument No. # _____, Register's Office for Davidson County, Tennessee. # 20041203-0144407

THE PREMISES herein is a condominium established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 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 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of West End Close Condominiums, as of record on Exhibit "A" of the Master Deed and By-Laws of record in Instrument No. 20030701-0090321, as Amended in Instrument No. 20030724-0103538; Instrument No. 20031202-0173105 and Instrument of Correction in Instrument No. 20041005-0120026, and Re-Recorded in Instrument No. _____, said Register's Office.

BEING part of the same property conveyed to BROWNING- BACON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Deed from SPIVA/HILL MANAGEMENT AND INVESTMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20030220-0022788, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of WEST END CLOSE, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Subject property is not now, nor ever has been the principal place of residence of the Grantor(s).

BEING unimproved ☐
Improved ☒ property known as: 161 Craighead Avenue, Unit 2, Nashville, TN, 37205.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hands, this 3rd day of December, 2004

BROWNING-BACON PROPERTIES, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

By:_____
RICHARD BACON, CHIEF MANAGER

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the Sate and County aforesaid, personally appeared **RICHARD BACON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon HIS oath acknowledged HIMSELF to be the **CHIEF MANAGER** of **BROWNING-BACON PROPERTIES, LLC,** the within named bargainor(s), **a Tennessee LIMITED LIABILITY COMPANY**, and that HE as such CHIEF MANAGER, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the LIMITED LIABILITY COMPANY by HIMSELF as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 3rd day of December, 2004.

My Commission Expires: 03/31/07

_____
Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.