WARRANTY DEED

STATE OF TENNESESEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,000.00

Carri Leslie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Ste. 330 Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven H. Brammell	New Owner	104-2-T-305
(NAME)	(NAME)	
3014 Hedrick, #305		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Alan R. Yuspeh and wife, Janet Horn Yuspeh, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven H. Brammell, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 305, together with the appurtenant interest in the common elements of West End Lofts Condominiums, a horizontal property regime established by Master Deed, appearing as Instrument No. 20000714-0069948, as amended by First Amendment to Master Deed and By-Laws of West End Lofts Condominiums, recorded as Instrument No. 20010524-0054282, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plat attached as Exhibit "A" to the aforementioned Master Deed.

Pursuant to the terms of Paragraph 8 of the Master Deed, Grantor hereby allocates to Grantee Parking Space Number 11 as depicted on page 13 of Exhibit "D" to the Master Deed, described in Paragraph 2, Exhibit "A" hereto.

Being the same property conveyed to Alan R. Yuspeh and wife, Janet Horn Yuspeh by deed from Lynn S. Ellsworth of record as Instrument No. 20010726-0079577, dated July 24, 2001, said Register's Office.

This conveyance is subject to the following: Taxes for the year 2006, a lien but not yet due and payable; Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed and By-Laws for West End Lofts Condominiums appearing as Instrument No. 20000714-0069948 as amended by First Amendment to Master Deed and By-Laws of West End Lofts Condominiums, recorded as Instrument No. 20010524-0054282; Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. Section 66-27-101, et seq.; All matters appearing on the Plan of record in Plat Book 11190, page 63; and Landscaping contract appearing as Instrument No. 20000802-0076554, said Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3014 Hedrick, #305, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hands this 30th day of August, 2006.

Davidson County DEEDWARR
Recvd: 09/28/06 11:32 2 pgs
Fees:13.00 Taxes:1291.30
20060928-0120062

Alan R. Yuspeh

Janet Horn Yuspeh
BY: Alan R. Yuspeh, Attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, alan R. Yuspeh, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Office, this 30th day of August 2006.



My Commission Expires MAR. 20, 2010

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alan R. Yuspeh, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Janet Horn Yuspeh, as her duly appointed attorney in fact, and acknowledged that he executed the same as the free act and deed of the said Janet Horn Yuspeh.

Witness my hand and official seal at Office, this 30th day of August, 2006.



My Commission Expires MAR. 20, 2010

Notary Public

My Commission Expires: