THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26688-06-2007** **Record & Return To:** **Rudy Title & Escrow** **2012 21st Avenue South** **Nashville, TN 37212**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $247,500.00. Affiant Subscribed and sworn to before me this 15th day of June, 2007. Notary Public My Commission Expires: My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Bonnie Parker 117 30th Avenue North, #305 Nashville, TN 37203	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 104020W305.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John D. Glass and wife, Loryn Nembirkow Glass**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bonnie Parker** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 117 30th Avenue North, #305, Nashville, TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of June, 2007.

John D. Glass by Jennifer E. Rogers as Attorney-In-Fact

Loryn Nembirkow Glass by Jennifer E. Rogers as Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, Jennifer E. Rogers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of John D. Glass and Loryn Nembirkow Glass as their Attorney-In-Fact, as the free act and deed of the within named John D. Glass and Loryn Nembirkow Glass.

Witness my hand, at office, this 15th day of June, 2007.

Notary Public

My Commission Expires:

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 06/21/07 09:27 2 pgs
Fees:13.00 Taxes:915.75
20070621-0074046

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 305, together with the appurtenant interest in the common elements of West End Lofts II Condominium, a horizontal property regime established by Master Deed, of record in Instrument No. 20030701-0091161 and amended in Instrument No. 20050106-0002529, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed.

Being the same property conveyed to John D. Glass and wife, Loryn Nembirkow Glass by Warranty Deed dated January 20, 2005 from West End Lofts II LLC, a Tennessee Limited Liability Company of record in Instrument No. 20050201-0011894, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of West End Lofts II Condominium Association of record in Instrument No. 20041215-0149415, Register's Office for Davidson County, Tennessee.
3. 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 II Condominium Association, Inc., of record in Instrument No. 20030701-0091161 and amended in Instrument No. 20050106-0002529, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 161, page 121, Register's Office for Davidson County, Tennessee.