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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/17/07 14:28 2 pgs
Fees:13.00 Taxes:695.60

20070817-0098668

State of Tennessee)
County of DAVIDSON)

07-07-033-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th day of August, 2007

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN. RUBYE RAINEY

NOTARY PUBLIC
Rubye Rainey
My Commission Expires
March 12, 2011
STATE OF TENNESSEE

Notary Public

My Commission Expires (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
PAUL T. RUSSELL, III	SUNTRUST MORTGAGE, INC.	104-9-G
(NAME) 134 West End Circle	(NAME) 201 4th Avenue North, 7th Floor	32.00CO
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37219	
(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, **MARTIN M. BRESS AND RHODA J. BRESS, AS CO-TRUSTEES OF THE BRESS LIVING TRUST created under the laws of the State of California, dated May 31, 2000**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **PAUL T. RUSSELL, III, AN UNMARRIED MAN**, hereinafter called the Grantee(s), his 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. 32, of the Park Circle Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Book 6809, Page 569, in Book 6820, Page 916, and amended in Book 9992, Page 744, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of West End Place Condominiums, formerly Park Circle Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

BEING all the same property conveyed to THE BRESS LIVING TRUST, by Deed from CARRERA 3 PROPERTIES, LLC., A/K/A CARRERA PROPERTIES III, LLC., dated May 20, 2004, of record in Instrument No. 20040527-0062495, 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 PLACE CONDOMINIUMS, 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.

BEING unimproved ☐
Improved ☒ property known as: 134 West End Place, 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, their hands, this 14 day of August, 2007

THE BRESS LIVING TRUST, created under the laws of the State of California, dated May 31, 2000

By: _____
MARTIN M. BRESS, CO TRUSTEE

By: _____
RHODA J. BRESS, CO TRUSTEE

STATE OF California)
COUNTY OF San Benito)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **MARTIN M. BRESS AND RHODA J. BRESS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon their oath acknowledged themselves to be the CO-TRUSTEES of **THE BRESS LIVING TRUST created under the laws of the State of California,** that they as such, Co-Trustees, executed the foregoing instrument for the purposes therein contained, by signing the name of The Bress Living Trust created under the laws of the State of California, by themselves as such, Co-Trustees.

Witness my hand and official seal at Hollister, California, this 14th day of August, 2007.

My Commission Expires: May 22, 2008

_____
Notary Public

LISA EVANS
COMM. # 1490723
NOTARY PUBLIC-CALIFORNIA
SANTA CLARA COUNTY
COMM. EXP. MAY 22, 2008