*THIS INSTRUMENT PREPARED BY:*
***Douglas A. Brace, Reg. #3485***
***ORTALE, KELLEY, HERBERT & CRAWFORD***
*200 Fourth Avenue North, Third Floor*
*P.O. Box 198985*
*Nashville, TN 37219-8985*
*(615) 256-9999*

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

*STATE OF TENNESSEE ]*
*COUNTY OF DAVIDSON ]*

*The actual consideration or value, whichever is greater, for this transfer is $679,000.00.*

*Affiant*

*SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF OCTOBER, 2007.*

*Notary Public*

*My commission expires:* 7-24-10

**Name and Address of New Owner**:

Marvin Wesley Shaw III
117 30th Avenue North, #704
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 10/08/07 12:41 2 pgs
Fees:13.00 Taxes:2512.30
20071008-0119733

**Send Tax Bills To:**

NEW OWNER

**Street Address of Subject Property:**

117 30th Avenue North, #704
Nashville, Tennessee 37203

**Map and Parcel:**

104-02-W-704.00 CO

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CHARLES M. STANGLIN,** a married man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **MARVIN WESLEY SHAW III,** hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 704, 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 as Instrument No. 20030701-0091161, as amended by Instrument No. 20050106-0002529 in the Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to said Master Deed, together with parking spaces numbers 37B and 38B.

Being the same property conveyed to Charles M. Stanglin, unmarried, by Warranty Deed from Stefanie Ann Salyer, unmarried, of record as Instrument No. 20061201-0148629 in the Register's Office for Davidson County, Tennessee.

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

The conveyance of the above described parcel of land is subject to:

1. Taxes and assessments for 2008 and subsequent years, a lien, but not yet due and payable.

2. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of 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 interests 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 buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of West End Lofts II Condominium of record as Instrument No. 20030701-009116, as amended in Instrument No. 20050106-0002529, in the Register's Office for Davidson County, Tennessee.

3. Charter of Incorporation of West End Lofts II Condominium Association of record as Instrument No. 20041215-0149415 in said Register's Office.

4. Subject to the rights of others in and to the common elements.

5. Subject to the lien for special assessments contained in the Master Deed and By-Laws.

**TO HAVE AND TO HOLD** the said condominium apartment, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantee understands that Grantor is conveying all his right, title and interest in and to the described condominium apartment and not real estate in fee simple. Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said Grantee, his 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.

**RUBY PENNY STANGLIN,** the wife of **CHARLES M. STANGLIN,** joins in this instrument for the purpose of conveying any and all right, title and interest she may have in and to the property by virtue of marriage.

**WITNESS** our hands this 4th day of October, 2007.

**CHARLES M. STANGLIN**

By: _____
**Gania Clayton, his Attorney-in-Fact**

**RUBY PENNY STANGLIN**

By: _____
**Gania Clayton, her Attorney-in-Fact**

**STATE OF TENNESSEE]**
**COUNTY OF WILLIAMSON]**

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named **GANIA CLAYTON,** 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 as Attorney-in-Fact for **CHARLES M. STANGLIN AND WIFE, RUBY PENNY STANGLIN,** as the free act and deed of the within named **CHARELS M. STANGLIN AND WIFE, RUBY PENNY STANGLIN,** said Specific Power of Attorney of record as Instrument No. _____ in the Register's Office for Davidson County, Tennessee.

**WITNESS** my hand and seal at Franklin, Tennessee, the day ~~and year first above written.~~

**NOTARY PUBLIC**

**My commission expires:**

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

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

*F:\rubye\wd condo stanglin to shaw.doc*