THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 29744-09-2010** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $345,000.00. Affiant Subscribed and sworn to before me this 8th day of October, 2010. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: Raphaela Keohane 117 30th Avenue North, Unit 402 Nashville, TN 37203	**Send Tax Bills To:** 45 Scholar Lane Levittown, NY 11756	**Tax Information:** Map and Parcel No.: 104 020 W 40200 CO

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, **Angela D. Shields, unmarried and Vivian S. Shields, married**, ("Grantor"), has this day bargained and sold, and do hereby transfer and convey to **Johanna R. Keohane and Meghan C. Keohane, joint tenants with the right of survivorship** ("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, Unit 402, 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.

This is not now nor has it ever been the principal residence of Vivian S. Shields.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 8th day of October, 2010.

Angela D. Shields

Vivian S. Shields

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Angela D. Shields and Vivian S. Shields**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 8th day of October, 2010.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

BILL GARRETT, Davidson County
Trans:T20100064274 DEEDWARR
Recvd: 10/11/10 10:32 2 pgs
Fees:13.00 Taxes:1276.50

20101011-0081292

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 402, 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, 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 Angela D. Shields, unmarried and Vivian S. Shields, married, as joint tenants with the right of survivorship by deed dated 01/28/05 from West End Lofts, II, LLC, a Tennessee limited liability company of record in Instrument No. 20050222-0019181, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2010, prorated and paid by the Grantor
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 Condominiums, of record in Instrument No. 20030701-0091161, 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.