BILL GARRETT, Davidson County
Trans:T20110056434 DEEDWARR
Recvd: 09/12/11 13:20 2 pgs
Fees:13.00 Taxes:1176.60
20110912-0070623

Warranty Deed

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $318,000.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this the 9th day of September, 2011.

Notary Public

My commission expires: 9-9-2014

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Deborah A. Ariosto Robert F. Ariosto	AVENUE BANK	Map: 104-2-T
3014 Hedrick St., #405	3823 CLEGHORN AVE	Parcel: 405.00CO
Nashville, TN 37203	NASHVILLE, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **JAMES R. GURMAN, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEBORAH A. ARIOSTO AND ROBERT F. ARIOSTO, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Number 405, 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 Number 20000714-0069948, as amended by First Amendment to Master Deed and By-Laws of West End Lofts Condominiums, recorded as Instrument Number 20010524-0054282, 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.

Pursuant to the terms of Paragraph 8 of the Master Deed, Grantor hereby allocates to Grantee parking space number 28 as depicted on Page 13 of Exhibit "D" to the Master Deed, described in Paragraph 2, Exhibit "A" thereto.

Being the same property conveyed to James R. Gurman by Warranty Deed dated December 15, 2006 from Natalie Dickson, unmarried, of record in Instrument Number 20061218-0155497, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 3014 Hedrick St., #405, Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further

covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of September, 2011.

James R. Gurman

STATE OF TEXAS
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James R. Gurman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of September, 2011.

Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF TEXAS

ELVIA RAMOS
Notary Public
STATE OF TEXAS
My Comm. Exp. 11-16-14