(1)

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

ASHLEY S. HEATH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $446,000.00.

Affiant

Subscribed and sworn to before me this 20 day of April, 2012

Notary Public Ashley S. Heath
My Commission expires: 3-18-2014
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Brian J. Weisser	Wells Fargo Bank, N.A. #936	105-13-0-K-001.00CO
916 A South Douglas Avenue	P.O. Box 100515	
Nashville, TN 37204	Florence, SC 29502-0515	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Hays and Associates, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Brian J. Weisser and Karen M. Seiler**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Unit A

Land in Davidson County, Tennessee, being Private Element ~~UNIT~~ A on the Plan of 916 South Douglas Condominiums, a Condominium (Horizontal Property Regime with Private Elements as defined in Tenn. Code Ann. §66-27-101 et seq.) located in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 916 South Douglas Condominiums, a Condominium of record in Instrument Number 20110406-0026476 Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 916 South Douglas Condominiums, a Condominium, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument Number 20110406-0026476, said Register's Office, are hereby incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Hays and Associates, LLC, by deed from Estate of Mary Ella McDonald, on December 29, 2010, of record in Instrument Number 20110107-0002199, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Instrument Number 20110406-0026476, Register's Office Davidson County, Tennessee.
- Master Deed, By-Laws,Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20110406-0026476, Register's Office for Davidson County, Tennessee.

This is improved property known as: **916 A South Douglas Avenue, Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this April 20, 2012.

Hays and Associates, LLC

By Don Hays

BILL GARRETT, Davidson County
Trans:T20120031495 DEEDWARR
Recvd: 04/30/12 15:08 2 pgs
Fees:13.00 Taxes:1650.20
20120430-0036882

STATE OF Florida

COUNTY OF Collier

On this 19th day of April, 2012, before me, appeared Don Hays to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the ~~Chief~~ * Manager of Hays And Associates, LLC, and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said Don Hays, acknowledged said instrument to be the free act and deed of said corporation (or association).

* Chief Manager

WITNESS my hand and seal at office the day and year above written.

Jean T Manos

NOTARY PUBLIC

JEAN T. MANOS
MY COMMISSION # DD 865894
EXPIRES: June 29, 2013
Bonded Thru Notary Public Underwriters

My Commission Expires:

06.29.2013