G-24047-8

Box 14-A

Return to: John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, TN 37204

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120039534 DEEDWARR
Recvd: 05/30/12 14:48 2 pgs
Fees:13.00 Taxes:836.20
20120530-0046795

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $226,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of May, 2012.

Notary Public

My commission expires: November 15, 2015

(AFFIX SEAL)

DIANA AUBIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Allan Neill **Tina Neill**	**Allan and Tina Neill**	**Map 104-02-0-W Parcel 306.00co**
117 30th Avenue N.	**490 S. Cherry St.**	
Nashville, TN 37203	**Florence, AL 35630**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Alexander Steele, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Allan Neill and Tina Neill, husband and wife, as Joint Tenants with Right of Survivorship

HEREINAFTER CALLED THE GRANTEES, 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 No. 306, together with the appurtenant interest in the common elements of West End Lofts II Condominiums, 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.

Pursuant to the terms of Paragraph 8 of the Master Deed, Grantor hereby allocates to Grantee, parking space number 12B, as depicted on page 23 of Exhibit "D" to the aforementioned Master Deed of record in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to W. Alexander Steele, married, by Deed dated January 13, 2005 from West End Lofts II, LLC, a Tennessee limited liability company, of record in Instrument No. 20050128-0010684, Register's Office for Davidson County, Tennessee.

The herein described property is not now nor ever has been the principal place of residence of the grantor's spouse.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__x__) Unimproved (____) property, known as **117 30th Avenue N., 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 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 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.

Witness my/our hand(s) this **25th** day of **May, 2012.**

Alexander Steele

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Alexander Steele,** the within named sellers, 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 and official seal at Nashville, Tennessee, this **25th** day of **May, 2012.**

Notary Public

My Commission Expires: November 15, 2015

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.