RECORD AND RETURN TO: Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12050835** BILL GARRETT, Davidson County Trans:T20120044217 DEEDWARR Recvd: 06/15/12 08:33 2 pgs Fees:13.00 Taxes:2033.15 20120615-0052488	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $549,500.00. Affiant Subscribed and sworn to before me, this13th day of June, 2012. Notary Public My Commission Expires: CHRISTINE L. LIND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires OCT 21, 2013

WARRANTY DEED

Address New Owner: Tony K. Stewart and Samira Sheikh 117 30th Ave N #704 Nashville TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104020W70400CO

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, **Marvin Wesley Shaw III, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tony K. Stewart and Samira Sheikh, both unmarried, as Joint Tenants with Right of Survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly 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 Marvin Wesley Shaw III by Warranty Deed from Charles M. Stanglin, a married man, recorded on the 8th day of October, 2007 in Instrument No. 20071008-0119733, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Book 161 Page 121.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Charter for West End Lofts II Condominiums Association, Inc. recorded at Instrument No. 20041215-0149415.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WEST END LOFTS II Condominium of record in Instrument No. 20030701-0091161 , as amended by instrument(s) of record in Instrument No. 20050106-0002529; 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 building thereon.

This is improved property located at 117 30th Ave N #704 Nashville TN 37203.

Shanna L. Shaw joins in this instrument to convey any and all interest, marital or otherwise, in said property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of June, 2012.

Marvin Wesley Shaw III

Shanna L. Shaw

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Marvin Wesley Shaw III and Shanna L. Shaw, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of June, 2012.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014