WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120045048 DEEDWARR
Recvd: 06/19/12 08:58 2 pgs
Fees:13.00 Taxes:2035.00
20120619-0053484

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $550,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of June,

Notary Public

My commission expires: 2/24/13

(AFFIX SEAL)

JOHN T. COOK
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

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: **Phillip C. Phy**	Send Tax Bills To: **NEW OWNER**	Map-Parcel Numbers **Map 104-02-0-W, Parcel 702.00C**
117 30th Avenue N, Apt 702		
Nashville, TN 37203		

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,

Emerson C. Harrington and Sarah D. Harrington, husband and wife

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

Phillip C. Phy, unmarried

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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 702 of the West End Lofts II Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws for West End Lofts, II Condominiums, of record in Instrument No. 20030701-0091161 and as amended in Instrument No. 20050106-0002529, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of West End Lofts, II Condominiums, of record as set out on Exhibit "D" to the Master Deed of record in Instrument No. 20030701-0091161, said Register's Office, for a more complete identification and description of such Unit.

Pursuant to terms of Paragraph 8 of the Master Deed, Grantor hereby allocates to Grantee, parking space #40B, as depicted on page 23 of Exhibit "D" to the Master Deed.

Being the same property conveyed to Linda A. Mason, unmarried and Emerson C. Harrington, unmarried, as joint tenants with right of survivorship, by Deed from West End Lofts II, LLC, a Tennessee limited liability company, dated February 17, 2005, of record in Instrument No. 2050222-0019222, Register's Office for Davidson County, Tennessee. The said property was further conveyed to Emerson C. Harrington by Quitclaim Deed, dated July 15, 2008, from Linda A. Mason, of record in Instrument No. 20080721-0074836, said Register's Office.

This conveyance is subject to all the provisions of the Tennessee Horizontal Property Act as set out in the Master Deed and By-Laws, of record in Instrument No. 20030701-0091161 and as amended in Instrument No. 20050106-0002529, said Register's Office; easements and setback lines as set forth on the above plan of record; 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, Apt 702, 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 **18th** day of **June, 2012.**

Emerson C. Harrington

Sarah D. Harrington

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Emerson C. Harrington and Sarah D. Harrington,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **18th** day of **June, 2012.**

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 2/24/13