THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12081640**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $285,000.00. Affiant Subscribed and sworn to before me, this 15th day of August, 2012. Notary Public My Commission Expires: 07/08/13

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

WARRANTY DEED

Address New Owner: Kenneth L. Martinson 3014 Hedrick St #402 Nashville, TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-2T-402.00 CO

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, **Steven K. Wilson and Barbara L. Wilson, Husband and Wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Kenneth L. Martinson, a single person** ("Grantees"), its 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. 402 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 No. 200007140069948, as amended by First Amendment to Master Deed and By-Laws of West End Lofts Condominiums, recorded as Instrument No. 20010524-0054282, Register's for Davidson County, Tennessee, said unit being depicted on the condominium site plan attached to the aforementioned Master Deed.

Together with Parking Space Number 13 as depicted on Page 13 of Exhibit "D" to said Master Deed.

Being the same property conveyed to Steven K. Wilson and wife, Barbara L. Wilson by Warranty Deed from Gregory A. Otwell and wife, Karen A. Otwell, recorded on the 22nd day of June, 2005 in Instrument No. 20050622-0071516, 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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

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 CONDOMINIUMS of record in Instrument No. 200007140069948, as amended by instrument(s) of record in Instrument No. 200105240054282; 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.

BILL GARRETT, Davidson County
Trans:T20120061048 DEEDWARR
Recvd: 08/16/12 08:42 2 pgs
Fees:13.00 Taxes:1054.50
20120816-0073256

Charter of West End Lofts Condominium Association, Inc. as recorded at Instrument No. 200410140124080.

Matters on the Plan of Record in Book 11190, Page 63.

Landscaping Contract in Instrument No. 200008020076554.

This is improved property located at 3014 Hedrick St # 402 Nashville, TN 37203.

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 15th day of August, 2012.

Steven K. Wilson by Janice Lovvorn attorney in fact

Steven K. Wilson

Barbara L. Wilson by Janice Lovvorn attorney in fact

Barbara L. Wilson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Janice Lovvorn,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Steven K. Wilson and Barbara L. Wilson,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 15th day of August, 2012.

Notary Public

My Commission Expires:

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

My Commission Expires September 9, 2014