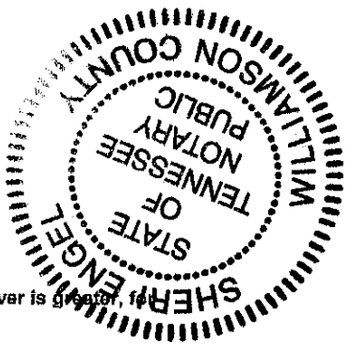
Davidson County	DEEDWARR
Recvd: 10/10/12 15:40	4 pgs
Fees:23.00 Taxes:1221.00	
20121010-0092982	



Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $330,000.00

Diana Richards
Affiant

Subscribed and sworn to before me, this 8th day of October 2012.

Sherri Engel
Notary Public
My commission expires: January 11, 2016

Address of New Owner:	Send Tax Bills to:	Tax Information
David Ghazarian	Same	104020W30400CO
117 30th Avenue North, Unit #304		
Nashville TN 37203		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Earl L. Ficken and Mari Jewell Ficken, Trustees, or their successors in trust under The Ficken Living Trust dated April 29, 1994 or their hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to David Ghazarian and wife Grace Ghazarian hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 304, together with the appurtenant interest in the common elements of West End Lofts II Condominiums, a horizontal property regime established by Master Deed, appearing as Instrument No. 20030701-0091161, and amended as 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.

Being the same property conveyed to Earl L. Ficken and wife, Mari J. Ficken by deed from West End Lofts, II, LLC of record in Instrument No. 20050217-0018324, dated 02/10/05, Register's Office for Davidson County, Tennessee. Said property further conveyed from Earl L. Ficken and wife Mari J. Ficken to The Ficken Living Trust established April 29, 1994, Earl L. Ficken and Mari Jewell Ficken, Trustees, dated 02/05/05, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2013 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Instrument No. 20030701-0091161, Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest 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; and also including without limitations all

conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of West End Lofts II Condominiums and recorded in Instrument No. 20030701-0091161 Register's Office for said county. 3) Bylaws amended in Instrument No. 20050106-0002529 4) Charter for West End Lofts II Condo Association of record in Instrument No. 20041215-0149415

This property is improved property known as 117 30th Avenue North, Unit #304, Nashville, Tennessee 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 4 day of October, 2012.

Earl L. Ficken and Mari Jewell Ficken, Trustees, or their successors in trust under The Ficken Living Trust dated April 29, 1994

BY: _____
Earl L. Ficken, Trustor and Trustee

_____
Mari Jewell Ficken, Trustor and Trustee

STATE OF Oregon
COUNTY OF Multnomah

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Earl L. Ficken and Mari Jewel Ficken, with whom I am personally acquainted or proved to me on the basis of satisfacoty evidence, and who acknowledged themselves to be the trustors and trustees of The Ficken Living Trust dated April 29, 1994, and as such trustors and trustees being authorized so to do, executed this instrument for the purposes therein contained and on behalf of The Ficken Living Trust dated April 29, 1994.

Witness my hand, at Portland, Oregon, this 4 day of October, 2012.

Notary Public

My Commission expires: June 20 2015

FILE NO: 07324

OFFICIAL SEAL
SHAWNDA RENEE RESZEL
NOTARY PUBLIC-OREGON
COMMISSION NO. 459418
MY COMMISSION EXPIRES JUNE 20, 2015

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

