BILL GARRETT, Davidson County
Trans:T20130016853 DEEDWARR
Recvd: 02/28/13 15:35 2 pgs
Fees:13.00 Taxes:989.75
20130228-0020303

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
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Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 52215
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Richard H. Ogburn, Jr. James B. Wills 3127 Long Boulevard #105 Nashville, Tennessee 37203	Pinnacle Bank 150 3rd Avenue So. #900 Nashville, TN 37201

TAX MAP-PARCEL NUMBERS: 104021A10500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$267,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Liza M. Weavind and spouse, Stephen C. Stenhouse**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Richard H. Ogburn, Jr. and James B. Wills** , unmarried, as tenants in common, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 105 together with parking space No. 27 of Park West Court, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "C" to the Master Deed of record in Doc. No. 20050714-0081900 amended in Doc. No. 20061030-0134372, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Liza M. Weavind and Stephen C. Stenhouse, husband and wife, by Warranty Deed from James Eric Myers, married dated May 18, 2012 and recorded on May 21, 2012 of record in Doc. No. 20120521-0043512, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in shown as Exhibit "C" to the Master Deed in Doc. No. 20050714-0081900 amended in Doc. No. 20061030-0134372, said Register's Office, shows an owners certificate, a minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Doc. No. 20050714-0081900 amended in , Doc. No. 20061030-0134372, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters. Easement for storm drainage of record in Doc. No. 20050913-0110219, said Register's Office. Easement for driveway as set out in the deeds of record in Book 712, page 120 and Book 898, page 758, said Register's Office. Grant of Appurtenant Easements for Joint Driveway of record in Book 11602, page 445, said Register's Office. Applicable Restrictions of record in Book 647, page 310, Book 498, page 281 and Book 573, page 53, Register's Office for Davidson County, Tennessee. Non-Exclusive permanent access easement as set out in Instrument No. 20040430-0049479, said Register's Office. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee. Charter of the Park West Court Condominium Owners Association, Inc. of record in Instrument No. 20050707-0078752, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 3127 Long Boulevard # 105, 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 262nddday of February, 2013.

Liza M. Weavind

Stephen C. Stenhouse

State of TENNESSEE
County of DAVIDSON

On this 22nd day of February, 2013 , before me the undersigned authority, personally appeared Liza M. Weavind and Stephen C. Stenhouse , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $267,500.00

Affiant

Sworn and subscribed before me this the 22nd day of February, 2013

Notary Public

My Commission Expires: 10/18/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY