 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is $319,000.00 Affiant Subscribed and sworn to before me, this 20th day of March, 2013 Notary Public My commission expires: 12/11/16

THIS INSTRUMENT PREPARED BY
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130023078 DEEDWARR
Recvd: 03/21/13 10:26 2 pgs
Fees:13.00 Taxes:1180.30
20130321-0027955

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Zach M. Schultz	**New Owner**	**104-02-4C-084.00-CO**
110 31st Ave N #708		
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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Kimolia Croom, an unmarried woman

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

Zach M. Schultz, an unmarried man

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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 708 of The West End (a condominium community), a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The West End (a condominium community) of record in Instrument Number 20080401-0032619, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed Establishing The West End of record as Instrument No. 20080408-0035628, Register's Office for Davidson County, Tennessee, as further amended by Second Amendment to Master Deed Establishing The West End as Instrument No. 20090512-0043586, Register's Office for Davidson County, Tennessee, and as further amended by Amendment to Second Amendment to Master Deed Establishing The West End as Instrument No. 20090921-0087974, Register's Office for Davidson County, Tennessee said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

Together with Parking Space Number P2-50 which is assigned as a Limited Common Element appurtenant to the above-described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to Kimolia Croom, an unmarried woman by Special Warranty Deed from West End Partners LLC, a Tennessee limited liability company of record at Instrument No. 20110301-0016292, Register's Office for Davidson County, Tennessee, dated February 25, 2011 and recorded on March 01, 2011.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved X unimproved (____) property known as 110 31st Ave N * #708, 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 20th day of March, 2013.

Kimolia Croom

Kimolia Croom

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Kimolia Croom, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of March, 2013.

Michelle S. Glass
Notary Public

My Commission Expires: 12/11/16

MICHELLE S GLASS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires December 11, 2016

File #: **313012MG**
RECORD & RETURN TO:
SOLOMON PARKS TITLE & ESCROW, LLC
8119 ISABELLA LANE, STE 105
BRENTWOOD, TN 37027