RECORDING REQUESTED BY
HESS-VERDON & ASSOCIATES, PLC

AND WHEN RECORDED MAIL TO:

Name HESS-VERDON & ASSOCIATES, PLC

Street Address 620 NEWPORT CENTER DR,SUITE 1030

City & State NEWPORT BEACH, CA 92660

BILL GARRETT, Davidson County
Trans:T20130026524 DEEDWARR
Recvd: 04/02/13 11:56 4 pgs
Fees:23.00 Taxes:2.87



20130402-0032341

Assessors Parcel Number: 104060F03000C0

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRA:

WARRANTY DEED

TITLE OF DOCUMENT

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
($3.00 ADDITIONAL RECORDING FEE APPLIES)

THIS INSTRUMENT PREPARED BY: HESS-VERDON & ASSOCIATES, PLC 620 Newport Center Drive, Suite 1030 Newport Beach, CA 92660 **When Recorded Return To:** HESS-VERDON & ASSOCIATES, PLC 620 Newport Center Drive, Suite 1030 Newport Beach, CA 92660	STATE OF TENNESSEE, COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $ 774.78 Affiant Subscribed and sworn to before me this ____ of December, 2012 * Please See Attached For A Jurat Notary Public My commission expires:

APN:104060F03000C0

WARRANTY DEED

ADDRESS NEW OWNER:
Michael King
3321 Long Boulevard #E-2
Nashville, TN 37203

SEND TAX BILLS TO:
New Owner

TAX Information:
Map and Parcel No.:
104060F03000C0

FOR NO VALUABLE CONSIDERATION, SHIRLEY L. GRAY, a single woman (Grantor) hereby transfers and conveys to MICHAEL KING, a single man (Grantee), her undivided 75% interest in that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This improved property located at 3321 Long Boulevard #E-2, Nashville, TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to Grantee, his 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns, against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 20 day of December, 2012.

Dated: 12/20/12 Shirley L. Gray
SHIRLEY L. GRAY

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)SS.

ON 12/20/2012 ~~2010~~, before me, Wayne Pineda, notary Public
Notary Public, personally appeared SHIRLEY L. GRAY, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same in her authorized capacity, and that by her signature on the instrument the persons or entity upon behalf of which the persons acted, executed the instrument. I certify UNDER PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal
Wayne Pineda
Signature

MAYRA PINEDA
COMM. #1893698
Notary Public-California
LOS ANGELES COUNTY
My Comm. Expires July 18, 2014
FRS3

* Jurat

State of California

County of Los Angeles

Subscribed and ~~sworn to~~ (or affirmed) before me on this 20 day of December,

20 12 by Shirley L Gray,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature (Notary seal)

MAYRA PINEDA
COMM. #1893698
Notary Public-California
LOS ANGELES COUNTY
My Comm. Expires July 18, 2014
FRS3

OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Warranty Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 01 Document Date —

APN: 10406F03000CO
(Additional information)

INSTRUCTIONS FOR COMPLETING THIS FORM

The wording of all Jurats completed in California after January 1, 2008 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one which does contain proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
  - ❖ Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document

2008 Version CAPA v1.9.07 800-873-9865 www.NotaryClasses.com

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. E-2 on the Plan of Condominium Plat for Longview Apartments of record in Plat Book 6200, page 95, amended in Plat Book 6200, page 101, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Longview Condominium, a horizontal property regime established by Master Deed of record in Book 6290, page 125, amended in Book 6359, page 510, Book 6365, page 587, and Book 10215, page 26, said Register's Office.

Being the same property conveyed to Morey Family Revocable Trust of 1990, James E. Morey and Trudi M. Morey, Co-Trustees, by deed dated April 17, 1995 from Charles Akersloot, III, unmarried, of record in Book 9651, page 87, Register's Office for Davidson County, Tennessee.

20080807.0081669 current source of title BOOC

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 182, page 36, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of Longview Homeowner's Association, Inc. of record in Book 6303, page 129, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Longview Condominiums, of record in Book 6290, page 125, amended in Book 6359, page 510, in Book 6365, page 587, and in Book 10215, page 26, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Plan of record as Book 6200, page 95, amended in Book 6200, page 101, Register's Office for Davidson County, Tennessee.
7. Easement for sewer purposes to City of Nashville of record in Book 2270, page 206, Register's Office for Davidson County, Tennessee.