BILL GARRETT, Davidson County
Trans:T20130033015 DEEDWARR
Recvd: 04/23/13 08:39 2 pgs
Fees:13.00 Taxes:1387.50
20130423-0040001

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Gordon Carroll
117 30th Ave. N., Apt. 502
Nashville, TN 37203

SEND TAX BILL TO:
Owner

MAP/PARCEL 104-02-0W-502.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Suzanne M. Stolarz and Kelly S. Ladwig, as joint tenants with right of survivorship,** has this day bargained and sold, and does hereby transfer and convey unto **Gordon Carroll, unmarried,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 502 of West End Lofts II Condominiums, 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 West End Lofts II Condominium of record in Instrument Number 20030701-0091161, as amended in Instrument No. 20050106-0002529 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Suzanne M. Stolarz and Kelly S. Ladwig, as joint tenants with right of survivorship by Quitclaim Deed from Suzanne M. Stolarz, an unmarried person of record at Instrument No. 20120306-0019677, dated March 01, 2012 and recorded on March 06, 2012, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2013 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 161, page 121, and restrictions in Instrument No. 20030701-0091161, as amended in Instrument No. 20050106-0002529, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 18th day of April, 2013.

Suzanne M. Stolarz

Kelly Ladwig by her ATTORNEY IN FACT

Kelly S. Ladwig by Suzanne M. Stolarz as attorney-in-fact, recorded in Instrument No. 20130423-0040000, Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Suzanne M. Stolarz,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 18th day of April, 2013.

NOTARY PUBLIC

My Commission Expires: JAN 04 2014

GREGG W. CLARK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 4 2014

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Suzanne M. Stolarz,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument in behalf of **Kelly S. Ludwig** and acknowledged that she executed the same as the free act and deed of the said **Kelly S. Ludwig**. WITNESS my hand and official seal at office this 18th day of April, 2013.

Notary Public

Commission Expires: JAN 04 2014

GREGG W. CLARK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 4 2014

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

The actual value or consideration, whichever is greater, for this transfer is $375,000.00.

AFFIANT

Subscribed and sworn to before me this the 18th day of April, 2013.

NOTARY PUBLIC

My Commission Expires: JAN 04 2014

GREGG W. CLARK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 4 2014