BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE TN 37203

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1616 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 13040270

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $260,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of May, 2013.

Notary Public
My Commission Expires: March 8, 2016

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

BILL GARRETT, Davidson County
Trans:T20130047008 DEEDWARR
Recvd: 06/05/13 13:04 2 pgs
Fees:13.00 Taxes:962.00

20130605-0057185

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
M Shawn Morris and Kelsey S. Morris 202 36th Avenue North Nashville TN 37209	New Penn Financial P.O. Box 71243 Philadelphia, PA 19176-6243	Tax Parcel ID No. 104-01-0-F-002.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Benjamin Foley (also known as Benjamin Daniel Foley), unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **M Shawn Morris, married and Kelsey S. Morris, unmarried;*** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows: **joint tenants with right of survivorship**

Land in Davidson County, Tennessee, being Unit No. 2, West End Station Condominiums, established under Master Deed of Record in Instrument No. 20070712-0083315, amended in Instrument Nos. 20071220-0146057, 20080919-0095641 and 20081029-0108160, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Benjamin Foley and wife, Krystal Foley by Warranty Deed from West End Station, LLC, a Tennessee limited liability company, of record in Instrument Number 20090617-0056205, Register's Office for Davidson County, Tennessee, dated June 12, 2009 recorded on June 17, 2009; and Being the same property conveyed to Benjamin Foley (also known as Benjamin Daniel Foley) by Quitclaim Deed from Krystal Foley (also known as Krystal Marie Foley) of record in Instrument Number 20100622-0048763 Register's Office for Davidson County, Tennessee, dated March 23, 2010 recorded on June 22, 2010.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2013 a lien, not yet due and payable.

If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.
All matters shown on the Plan of record in Book 421, page 109, Register's Office for Davidson County, Tennessee.
The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments

and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of West End Station of record in Instrument Number 20070712-0083315, amended in Instrument 2007122-00146057, Instrument 20080919-0095641 and Instrument 20081029-0108160 and Instrument 20090825-0080074, Register's Office for Davidson County, Tennessee.

Charter for HOA in Instrument 20080805-0080550, Register's Office for Davidson County, Tennessee.

All matters shown on the Plan attached as Exhibit B to the Master Deed of West End Station Condominiums of record in Instrument 20070712-0083315, as amended, Register's Office for Davidson County, Tennessee.

Easement in Instrument 20081017-0104357, Register's Office for Davidson County, Tennessee.

Easement Agreement in Instrument 20070425-0049073, Register's Office for Davidson County, Tennessee.

Storm Water Easement Agreement in Instrument 20070425-0049064 and Instrument 20080505-0045999, Register's Office for Davidson County, Tennessee.

Easement in Instrument 20080505-0046041 and Instrument 200804210-040206, Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewer in Book 1851, page 222, Register's Office for Williamson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 202 36th Avenue North Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of May, 2013.

Benjamin Foley by Jonathan Harris as attorney in fact

Benjamin Foley by Jonathan Harris
as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jonathan Harris** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Benjamin Foley,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 29th day of May, 2013.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 18, 2014