THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd
Suite 203A
Nashville, Tennessee 37215

CRT File No. 13050084

BILL GARRETT, Davidson County
Trans:T20130057484 DEEDWARR
Recvd: 07/05/13 13:54 2 pgs
Fees:13.00 Taxes:1036.00
20130705-0069871

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is geater, for this transfer is: ~~$280,000.00~~

Affiant

Subscribed and sworn to before me, this17th day of June, 2013.

Notary Public
My Commission Expires: 11-3-14

PATRICE J. GALAWAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Elizabeth Derck 3127 Long Blvd #111 Nashville TN 37203	~~New Owner~~ F&M Bank 10 Cadillac Drive, Suite 100 Brentwood TN 37027	Tax Parcel ID No. 104-02-1-A 111.00 CO

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, **Melissa A. Bush now known as Melissa Liles, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth Derck, unmarried**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 111 of Park West Court, a Condominium Development as established by the Master Deed of record as Instrument No. 20050714-0081900 in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code annotated, Title 66, Chapter 27, Section 101, et seq., together with an undivided percentage interest in the Common Elements shown on Exhibit "D" to said Master Deed. Said Unit 303 also being shown as part of the plan of record as Exhibit "C" of said Master Deed, as amended by Instrument No. 20061030-0134372.

Together with parking space Number 7, as shown on Exhibit "C" to Master Deed as amended by Instrument No 20061030-0134372.

Being the same property conveyed to Melissa A. Bush, unmarried by Warranty Deed from Parthenon Partners, LLC, a Tennessee limited liability company, recorded on the 3rd day of November, 2006 in Instrument No. 20061103-0137193, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Charter of Condominium Association recorded at Instrument No. 20050707-0078752.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing PARK WEST COURT of record in Instrument No. 20050714-0081900, as amended by instrument(s) of record in Instrument No. 20061030-0137372; also subject to easements, rights and interests 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 building thereon.

Easement for Driveway, recorded in Book 712, Page 120 and Book 898, Page 758.

Stormwater Detention Agreement recorded at Instrument No. 20050913-0109997.

Application to combine Parcels recorded at Instrument No. 20050728-0088338.

Agreement for Dedication of Easement for Storm Drainage recorded at Instrument No. 20050913-0110219.

Grant of Appurtenant Easements for Joint Driveway recorded in Book 11602, Page 445.

Applicable Restrictions recorded in Book 647, Page 310, Book 498, Page 281 and Book 573, Page 53.

Non-exclusive permanent access easement recorded at Instrument No. 20040430-0049497.
Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL-2000-364, made applicable by Ordinance No. BL-2000-476.

This is improved property located at 3127 Long Blvd #111 Nashville TN 37203.

Leighton Liles, husband of Melissa Liles, joins in this instrument to convey any and all interest, marital or otherwise, in said property.

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 17th day of June, 2013.

Melissa Liles

Leighton Liles

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Melissa Liles and Leighton Liles, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of June, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 9, 2014