THIS INSTRUMENT WAS PREPARED BY:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

RETURN TO:
Gregory S. Perrone, PC
109 Westpark Drive, Suite 330
Brentwood, TN 37027

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 525,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES: 11-28-16

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brendan Moynihan	Bank of America, N.A.	103120G20300CO
4000 West End Ave. #203	7105 Corporate Drive	
Nashville, TN 37205	Plano, TX 75024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130065839 DEEDWARR
Recvd: 08/01/13 12:27 2 pgs
Fees:13.00 Taxes:1942.50
20130801-0080224

FOR AND 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 ACKNOWLEDGED, WE, **Mary Brugh Chaffin n/k/a Mary Brugh Weber and husband, Timothy Charles Weber,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brendan Moynihan, a married man,**

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 203, Parking Space 203, Storage Room 203, together with the appurtenant interest in the common elements of The Jacksonian 4000 Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20020208-0017172, amended in Instrument No. 20020910-0109643, Instrument No. 20021104-0134916, and in Instrument No. 20021127-0147048, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to MARY BRUGH CHAFFIN by Deed from ROCHFORD REALTY AND CONSTRUCTION COMPANY, A TENNESSEE FOR-PROFIT CORPORATION of record in Instrument No. 20030205-0015785, dated January 30, 2003, said Register's Office. MARY BRUGH CHAFFIN has since married and is now known as MARY BRUGH WEBER.

The undersigned, Timothy Charles Weber, spouse of Mary Brugh Chaffin n/k/a Mary Brugh Weber, joins in the execution of this instrument for the purpose of conveying to the Grantee all his right, title, claim, and interest in and to the above described property, including but not limited to, his homestead and any and all other marital rights.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **4000 West End Ave. #203, Nashville, TN 37205.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 our hand(s) this the 30th day of July, 2013.

Mary Brugh Chaffin n/k/a Mary Brugh Weber

Timothy Charles Weber by Mary Brugh Weber, his Attorney in Fact

Mary Brugh Chaffin n/k/a Mary Brugh Weber

Timothy Charles Weber by Mary Brugh Weber, his Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mary Brugh Chaffin n/k/a Mary Brugh Weber**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30th day of July, 2013.

My Commission expires: 1-9-16

JAMES A. WAECHTER TN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **Mary Brugh Weber**, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of **Timothy Charles Weber,** and who acknowledged that she executed the same as the free act and deed of **Timothy Charles Weber.**

Witness my hand and official seal this the 30th day of July, 2013.

My Commission expires: 1-9-16

JAMES A. WAECHTER TN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public