NEW OWNER:

Craig Natzke
Morgan Veno
3102 West End Circle, #303
Nashville, TN 37203

SEND TAX BILLS TO:

Wells Fargo
2701 Wells Fargo Way
Minneapolis, MN 55467

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 13-0854

Map 104

Group 02-4-A

Parcel 303.00CO

Space for Recorder's Stamp

Davidson County DEEDWARR
Recvd: 08/22/13 16:19 3 pgs
Fees:18.00 Taxes:1171.05
20130822-0088877

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Sixteen Thousand Five Hundred and 00/100 Dollars ($316,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **WILLIAM S. TITUS** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **CRAIG NATZKE, a single person AND MORGAN VENO, a single person, as joint tenants with rights of survivorship** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

A certain condominium unit in Davidson County, Tennessee, being Unit No. 303 of the 3102 West End Circle Condominiums as established by the Master Deed of record as Instrument No. 20050405-0037200, as amended, in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, said Unit No. 303 being shown as part of Exhibits "E-1" and "E-2" of said Master Deed.

BEING the same property conveyed to William S. Titus, by Warranty Deed from Regent Homes, LLC, dated March 29, 2007, and of record in Instrument No. 20070403-0039469 and corrected in Instrument No. 20071119-0135359 and 20071205-0140860, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 3102 West End Circle, Unit No. 303, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 21 day of **August, 2013.**

William S. Titus

WILLIAM S. TITUS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, WILLIAM S. TITUS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 21 day of **August, 2013.**

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **316,500.00** .

AFFIANT

Sworn to and subscribed to before me 21st day of **August, 2013.**

NOTARY PUBLIC

My commission expires: 1-6-14

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE