BILL GARRETT, Davidson County
Trans:T20130078448 DEEDWARR
Recvd: 09/10/13 15:03 2 pgs
Fees:13.00 Taxes:654.90
20130910-0095609

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #13-1351

Box 44

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Shane David Bortscheller, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Superior Remodeling, LLC,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium apartment in Davidson County, Tennessee, being Unit 109, of the West End Close, a Horizontal Property Regime, established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 seq., as amended in the Tennessee Code Annotated, and shown on the condominium site plan of West End Close as of record in Exhibit "A" of and as established by Master Deed and By-Laws of record in Instrument No. 20030701-0090321, amended in Instrument No. 20030724-0103538, in Instrument No. 20031202-0173105 and in Instrument No. 20041005-0120026, said amendment being re-recorded in Instrument No. 20050318-0029873, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Deed.

Being the same property conveyed to Shane David Bortscheller by Quitclaim deed from Cynthia Bortscheller date June 27, 2012, of record as Instrument No. 20120703-0058379 Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is unimproved property, known as: 109 West End Close, 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 9th day of September, 2013.

Shane David Bortscheller
Shane David Bortscheller

State of Tennessee)
County of Davidson)

On this 9th day of September, 2013, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Shane David Bortscheller, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/20/14

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 177,000.00.

Affiant

Sworn and subscribed before me on this the 9th day of September, 2013.

LINDA TURNER RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 1/6/14

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Superior Remodeling, LLC 504 Autumn Springs Court, Ste 27 Brentwood, TN 37027	Owner	104-9-N-O10.OOCO