THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31415-09-2013** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $302,000.00. Affiant Subscribed and sworn to before me this 16th day of September, 2013. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner: Fred J. Duke, Jr., Latresa G. Duke 117 30th Avenue North, #504 Nashville, TN 37203	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 104 020 W 50400 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, **Mary Moore Hoover, Trustee of the Mary Moore Hoover Revocable Trust Agreement dated September 2, 2003** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Fred J. Duke, Jr. and wife, Latresa G. Duke** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 117 30th Avenue North, #504, Nashville, TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

BILL GARRETT, Davidson County
Trans:T20130080298 DEEDWARR
Recvd: 09/17/13 09:56 3 pgs
Fees:18.00 Taxes:1117.40
20130917-0097663

IN WITNESS WHEREOF, Grantor has executed this instrument on the 14th day of September, 2013.

Mary Moore Hoover, Trustee Trustee

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Mary Moore Hoover, Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of September, 2013.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 504, together with the appurtenant interest in the common elements of West End Lofts II Condominium, a horizontal property regime established by Master Deed, appearing as Instrument No. 20030701-0091161, and amended as Instrument No. 20050106-0002529, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed.

Being part of the same property conveyed to Mary Moore Hoover, Trustee, by deed dated January 18, 2005, from West End Lofts II, LLC, a Tennessee limited liability company, of record in Instrument No. 20050121-0008104, Register's Office for Davidson County, Tennessee.

Pursuant to terms of Paragraph 8 of the Master Deed, parking space #12A, as depicted on page 23 of Exhibit "D" to the Master Deed, is allocated to purchaser.

This conveyance is made subject to:

1. Charter of Incorporation of West End Lofts II Condominium Association of record in Instrument No. 20041215-0149415, Register's Office for Davidson County, Tennessee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for West End Lofts II Condominiums, of record in Instrument No. 20030701-0091161, and amended in Instrument No. 20050106-0002529, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 161, page 121, Register's Office for Davidson County, Tennessee.