THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13090047**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $218,000.00. Affiant Subscribed and sworn to before me, this 30th day of September, 2013. Notary Public My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

BILL GARRETT, Davidson County
Trans:T20130085512 DEEDWARR
Recvd: 10/03/13 10:10 2 pgs
Fees:13.00 Taxes:806.60

20131003-0103851

WARRANTY DEED

Address New Owner: Thomas Edward Jensen, Jr. and Tracy Steed Jensen 3818 West End Ave #106 Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104090K10600CO

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, **Walter G. Steed, III and wife, Joan M. Steed** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Thomas Edward Jensen, Jr. and Tracy Steed Jensen, husband and wife.**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 106 of Building "B" of the The Montclair Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for The Montclair Condominiums, of record in Book 7332, Page 380, and as amended in Book 7902, Page 113, Instrument No. 20021231-0162451 and Instrument No. 20030113-0005471, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 7332, Page 380 and as amended in Book 7902, Page 132, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of The Montclair Condominiums, of record as set out on Exhibit "B" to the Master Deed, in Book 7332, Page 380 and amended in Book 7902, Page 113, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed by Warranty Deed from Matthew C. Pietsch and wife, Catherine Pietsch to Walter G. Steed, III and wife, Joan M. Steed as recorded on the 19th day of April, 2010 in Instrument No. 20100419-0029369 and Scrivener's Affidavit as recorded on the 3rd day of August, 2010 in Instrument No. 20100803-0060909, 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 6900, Page(s) 954.

Charter recorded in Book 7887, Page 462.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the

Master Deed establishing THE MONTCLAIR Condominium of record in Book 7332, Page 380 , as amended by instrument(s) of record in Book 7902, Page 113 and Instrument Nos. 20021231-0162451 and 20030113-0005471; 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 recorded in Book 7902, Page 145.

This is improved property located at 3818 West End Ave #106 Nashville, TN 37205.

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 30th day of September, 2013.

Walter G. Steed, III

Joan M. Steed

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Walter G. Steed III and Joan M. Steed, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2013.

Notary Public

My Commission Expires: 7-8-2017

