BILL GARRETT, Davidson County
Trans:T20130088390 DEEDWARR
Recvd: 10/14/13 10:14 2 pgs
Fees:13.00 Taxes:887.63
20131014-0107181

Warranty Deed

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $239,900.00.

Affiant

Subscribed and sworn to before me, this the 4th day of October, 2013.

Notary Public

My commission expires: 9/12/16

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Ronald D. Richards, Jr.	First Bank	
2201 8th Ave. South, #303	3500 Blue Lake Dr #325	105-14-0D-303.00-CO
Nashville, TN 37204	Birmingham, AL 35243	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **EMILY WESOLOWSKI FKA EMILY FAGAN, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RONALD D. RICHARDS, JR., AND UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 303 of The Lofts on Eighth, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Lofts on Eighth of record in Instrument Number 20061116-0142670, as amended by Instrument No. 20071227-0148044 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Master Deed.

Being the same property conveyed to Emily Fagan by Warranty Deed from Lofts On Eighth Venture, Inc., a Tennessee corporation of record at Instrument No. 20080616-0062010, Register's Office for Davidson County, Tennessee, dated June 10, 2008 and recorded on June 16, 2008.

* *Grantor's spouse, Martin F. Wesolowski, never resided in the above-described real property.*

This improved property is known as 2201 8th Ave. South, #303, Nashville TN 37204

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of October, 2013.

Emily Wesolowski FKA Emily Fagan

STATE OF Maine
COUNTY OF Cumberland

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Emily Wesolowski FKA Emily Fagan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4th day of October, 2013.

Notary Public

My Commission Expires:

Valerie L. Gamache, Notary Public
State of Maine
My Commission Expires 3-16-[illegible]