THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13100067**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $160,000.00. Affiant Subscribed and sworn to before me, this 1st day of November, 2013. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20130093994 DEEDWARR
Recvd: 11/04/13 10:02 2 pgs
Fees:13.00 Taxes:592.00
20131104-0114100

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 5, 2017

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Noni Nielsen 3831 West End Ave #8 Nashville, TN 37205	New Owner 1201 Nichol Lane Nashville, TN 37205	Tax Parcel ID No. 103-12-0-C 008.00 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, **Jackson William Deparis and wife, Deborah L. Riat** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Noni Nielsen, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A condominium apartment in Davidson County, Tennessee, being Unit No. 8 of 3831 Condominium, a horizontal property regime established by Master Deed of record in Book 5699 at Page 857, and the Plat of which is of record in Plat Book 5200, Page 302, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Jackson William Deparis and wife, Deborah L. Riat by Warranty Deed from William Charles Schultz Jr. and wife, Michelle Renee Daugherty Schultz, recorded on the 2nd day of April, 2007 in Instrument No. 20070402-0038947, 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 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 3831 CONDOMINIUM, as recorded in Plat Book 5200, Page(s) 302.

Charter recorded in Book 5701, Page 292.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 3831 Condominium of record in Book 5699, Page 857.

Subject to any unrecorded leases.

Subject to Apartment Reservation Agreement as mentioned in Book 5725, Page 250.

This is improved property located at 3831 W End Ave 8 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 1st day of November, 2013.

By: Jackson William Deparis - Attorney in Fact

Jackson William Deparis

Deborah L. Riat

Deborah L. Riat
by Jackson William Deparis, attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jackson William Deparis,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Deborah L. Riat,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 1st day of November, 2013.

Notary Public

My Commission Expires:

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 9, 2014