BILL GARRETT, Davidson County
Trans:T20130102206 DEEDWARR
Recvd: 12/05/13 10:44 3 pgs
Fees:18.00 Taxes:57.18
20131205-0123942

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,453.04.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF November, 2013.

Notary Public
MY COMMISSION EXPIRES: 9/16/15
File No. GSS-102

KATHERINE LEE Notary Public At Large ROBERTSON COUNTY, TENN.

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| James S. Sweeney, Jr. (NAME) | New Owner (NAME) | 133-15-1A-10200 |
| 320 Welsh Road #P8 (STREET ADDRESS) | " (STREET ADDRESS) | |
| Nashville, TN 37211 (CITY) (STATE) (ZIP) | " (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Patrick Schroeder**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James S. Sweeney, Jr., a married man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

See Attached Exhibit A

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Pagoda Condominiums and recorded in Book 6111, page 22, Book 9445, page 492, and Book 10458, page 936, Register's Office for Davidson County, Tennessee.

2. Charter of Homeowner's Association of record in Book 6110, page 98, Register's Office for Davidson County, Tennessee.

3. Easements for sanitary sewers/storm drainage as recorded in Book 6548, page 125 and Book 870, page 923, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 320 Welsh Road #P8, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 my/our hand(s) this 13 day of November, 2013.

Patrick Schroeder

November 13, 2013
Date

STATE OF California

COUNTY OF Riverside

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Patrick Schroeder, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 13 day of November, 2013.

My Commission Expires: 4/25/13

Notary Public

MICHELE DICKERSON
Commission # 1887202
Notary Public - California
Riverside County
My Comm. Expires Apr 25, 2014

*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**

Exhibit A

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. P8 on the plan of PAGODA CONDOMINIUMS, according to the Master Deed of record in Book 6111, page 22, in the Register's Office of Davidson County, Tennessee, together with the undivided percentage interest in the common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Pagoda Condominiums set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.

BEING the same property conveyed to Patrick Schroeder from James S. Sweeney, Sr., by Deed dated November 15, 2006, as Instrument No. 20061122-0145214, in the Register's Office for Davidson County, Tennessee.