193,000

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13110141** BILL GARRETT, Davidson County Trans:T20140000556 DEEDWARR Recvd: 01/03/14 10:23 2 pgs Fees:13.00 Taxes:714.10 20140103-0000731	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $198,000.00. Brian Mitchell Affiant Subscribed and sworn to before me, this 27th day of December, 2013. Dana Delworth Notary Public My Commission Expires: 11/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Leslie D. Raney 131 W End Pl Nashville TN 37205	Send Tax Bills To: SWBC Mortgage Corporation 9311 San Pedro Avenue, Suite 100 San Antonio, TX 78216	Tax Information: Tax Parcel ID No. 104090G03400CO

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, **Three Guys, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Leslie D. Raney, an unmarried woman, and Terry L. Raney, a married man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 34, together with the appurtenant interest in the common elements of West End Place (formerly Park Circle Condominiums), a horizontal property regime established by Master Deed, of record in Book 6809, Page 569, amended in Book 9992, Page 744, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Master Deed.

Being the same property conveyed by Quitclaim Deed from Graves C. Stubblefield, unmarried, Jim Jacobs, unmarried and Mike Jacobs to Three Guys, LLC, a Tennessee limited liability company as recorded on the 13th day of February, 2008 in Instrument No. 20080213-0014630; Quitclaim Deed from Three Guys, LLC, a Tennessee limited liability company to Graves C. Stubblefield, unmarried, Jim Jacobs, unmarried and Mike Jacobs, unmarried as recorded on the 13th day of February, 2008 in Instrument No. 20080213-0014627; Quitclaim Deed from Graves C. Stubblefield, unmarried, Mike Jacobs, unmarried and Jim Jacobs, unmarried to Three Guys, LLC, a Tennessee limited liability company as recorded on the 8th day of November, 2007 in Instrument No. 20071108-0132049 and Warranty Deed from Don D. Mobley and Claudia B. Mobley, Trustees of The Mobley Living Trust Dated September 8, 1994 to Graves C. Stubblefield, unmarried, Mike Jacobs, unmarried and Jim Jacobs, unmarried as recorded on the 8th day of November, 2007 in Instrument No. 20071108-0132046, 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 WEST END PLACE (FORMERLY PARK CIRCLE CONDOMINIUMS), as recorded in Exhibit "B" of Master Deed in Book 6809, Page(s) 569, amended in Book 9992, Page 744. Covenants, Conditions and Restrictions as set forth in Master Deed recorded in Book 6809, Page 569, amended in Book 9992, Page 744.

Charter of Park Circle Condominium Association, Inc. recorded in Book 6820, Page 916.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WEST END PLACE (FORMERLY PARK CIRCLE CONDOMINIUMS) of record in Book 6809, Page 569 , as amended by instrument(s) of record in Book 9992, Page 744; 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 4879, Page 460 and Book 5967, Page 451.

Rights of abutting or adjoining land owners and the public to the use of an alley recorded in Book 465, Page 570.

Rules & Regulations for Park Circle Homeowners Association (now West End Place Condominiums) recorded in Book 8834, Page 727.

This is improved property located at 131 W End Pl 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 27th day of December, 2013.

Mike Jacobs

Three Guys, LLC
By: Mike Jacobs, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mike Jacobs, with whom I am personally acquainted, and who upon oath acknowledged himself to be a Member of Three Guys, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as a Member.

Witness my hand, at office, this 27th day of December, 2013.

JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2015

Notary Public

My Commission Expires: