BILL GARRETT, Davidson County
Trans:T20140001377 DEEDWARRSP
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Fees:13.00 Taxes:736.30
20140107-0001806

Special Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $199,000.00. James M Massey Affiant Subscribed and sworn to before me, this the 3rd day of January, 2014. Notary Public My commission expires: 7-3-17

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:
James M. Massey Rebecca Duncan Massey		
1243 4th Ave. North	New Owner	082-09-0-Q-022.00CO
Nashville, TN 37208		

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, **NASHTEN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES M. MASSEY AND REBECCA DUNCAN MASSEY, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Unit No. 1243 as set forth in the Master Deed Establishing a Horizontal Property Regime of 4th & Monroe, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record in Instrument Number 20070619-0073328, as amended in Instrument No. 20080122-0006730, Instrument No. 20080606-0058487, Instrument No. 20100625-0049730, Instrument No. 20120824-0076410, Instrument No. 20130411-0035975 and Instrument No. 20130718-0074552, Register's Office for Davidson County, Tennessee; said Units being shown as part of Exhibit "E" to said Master Deed, together with all common areas, open space, roads, right of ways, rights and easements appurtenant thereto, all to which reference is hereby made for a more detailed description of said unit.

Being the same property conveyed to NASHTEN, LLC, a Tennessee limited liability company by Special Warranty Deed from Cadence Bank, N.A., of record in Instrument Number 20101228-0102594, Register's Office for Davidson County, Tennessee, dated December 23, 2010, and recorded on December 28, 2010; and

Being a portion of the same property conveyed to NASHTEN, LLC, a Tennessee limited liability company, by Quitclaim Deed from Cadence Bank, N.A., of record at Instrument No. 20101228-0102595, Register's Office for Davidson County, Tennessee, dated December 23, 2010, and recorded on December 28, 2010.

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.

This is improved property known as 1243 4th Ave. North, Nashville, TN 37208.

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 further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), his/her/their successors, heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s), but no others.

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 3rd day of January, 2014.

NASHTEN, LLC

B. Most on behalf
Bruce Most, Authorized Agent of Nashten, LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Bruce Most, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Agent of Nashten, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 3rd day of January, 2014.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Notary Public