ADDRESS NEW OWNER:
Bryan Sellars
907 18th Ave South, Unit 102
Nashville TN 37212

SEND TAX BILL TO:
~~New Owner~~ Wells Fargo Bank, N. A.
7445 Technology Way
Frederick, MD 21703

MAP & PARCEL NOS.:
92-16-J-102.00 CO

BILL GARRETT, Davidson County
Trans:T20140016146 DEEDWARR
Recvd: 03/10/14 13:11 2 pgs
Fees:13.00 Taxes:388.50
20140310-0019938

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, I, **Bryan Sellars** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Bryan Sellars a One Percent Interest (1%)** in said property and **unto Lou Moore a Ninety Nine Percent (99%) interest** in said property (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 102, South Square Condominium, as established by Master Deed of record in Instrument No. 20070710-0082274, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Bryan Sellars, unmarried, from 907 Property Partnership, a Tennessee General Partnership, by Warranty Deed recorded on July 17, 2007, in Instrument No. 20070717-0085123, Register's Office for Davidson County, Tennessee.

This is property with a common address of **907 18th Ave., South, Unit 102, Nashville, TN 37212.**

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Plat Book 1, Pages 69 & 80, Chancery Court for Davidson County, Tennessee, and all matters therein; (3) Master Deed in Instrument No. 20070710-0082274, said Register's office; (4) This conveyance is made subject to a Deed of Trust in Instrument No. 20100126-0006636, said Register's Office.

Property conveyed "AS IS."

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 6th day of March, 2014.

Bryan Sellars

STATE OF DELAWARE
COUNTY OF SUSSEX

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Bryan Sellars,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 7th day of **March 2014.**

John A. Reiner
Notary Public
My Commission Expires: MARCH 27 2014

JOHN A. REINER
Notary Public
State of Delaware
My Commission Expires Mar.27,2014
Commission No. 20100516983

JOHN A. REINER NOTARY PUBLIC STATE OF DELAWARE MY COMMISSION EXPIRES MAR. 27, 2014

File No. 1403-045

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $105,000.00.

Affiant

Subscribed and sworn before me this 7th day of March 2014.

Notary Public
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 7, 2017