BILL GARRETT, Davidson County
Trans: T20140016391 DEEDWARR
Recvd: 03/11/14 10:19 2 pgs
Fees: 13.00 Taxes: 740.00
20140311-0020273

WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 2014.

Notary Public

MY COMMISSION EXPIRES: 5-2014

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mark A. Riebau	NEW OWNER	
(NAME)	(NAME)	
14528 SE Fairwood Blvd.		
(ADDRESS)	(ADDRESS)	104-02-W-602.00CO
Renton, WA 98058		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **DEREK A. RIEBAU AND WIFE, SARAH RIEBAU,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MARK A. RIEBAU AND WIFE, KAROL K. RIEBAU,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 602, WEST END LOFTS II CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20030701-0091161, AMENDED AT INSTRUMENT NO. 20050106-0002529, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT. TOGETHER WITH PARKING SPACE #33B AS DEPICTED ON PAGE 23 OF EXHIBIT "D" TO THE MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO DEREK A. RIEBAU, UNMARRIED BY WARRANTY DEED FROM WEST END LOFTS II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AS OF RECORD IN INSTRUMENT NO. 20050607-0065032, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

****THE SAID DEREK A. RIEBAU IS NOW MARRIED TO SARAH RIEBAU.**

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 161, PAGE 121; CHARTER OF THE HOA OF RECORD IN INSTRUMENT NO. 20041215-0149415; MASTER DEED OF RECORD IN INSTRUMENT NO. 20030701-0091161 AMENDED IN INSTRUMENT NO. 20050106-0002529 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is ( ) unimproved (X) improved property known as **117 30th Ave. North, Unit 602 Nashville, Tennessee 37203.**

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 28th day of February, 2014.

Derek A. Riebau

Sarah Riebau

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Derek A. Riebau and Sarah Riebau, the within named bargainor, 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 the 28th day of February, 2014.

Notary Public

My Commission Expires: 5-28-14

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212