WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $333,000.00

Affiant

Subscribed and sworn to before me, this 11th DAY OF March, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/14/16

(AFFIX SEAL)

WHITNEY LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

G-VRES-13-205-205

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karl & Gail Schledwitz	New Owner	~~104020020500000~~
427 Tennessee Street	(NAME) Same	
(ADDRESS) Memphis, TN 38103	(ADDRESS)	104-2-C-205.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we THOMAS W. O'BRIEN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GAIL R. SCHLEDWITZ AND KARL SCHLEDWITZ, WIFE AND HUSBAND , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 205, MIDTOWN LOFTS CONDOMINIUMS, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20050616-0069146, AND AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20050630-0075478, AMENDED IN INSTRUMENT NOS. 20060921-0117372, 20061016-0128233, 20070124-0009913 AND 20070928-0115604, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO THOMAS W. O'BRIEN, UNMARRIED BY WARRANTY DEED FROM WILLIAM BENJAMIN LEE, UNMARRIED, RECORDED ON THE 31ST DAY OF MARCH, 2008 IN INSTRUMENT NO. 20080331-0031518, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH ON PLATS OF RECORD IN INSTRUMENT NO. 20050616-0069146 AND PLAT BOOK 421, PAGES 82 AND 83; CHARTER OF MIDTOWN HOA OF RECORD IN INSTRUMENT NO. 20061220-0156805; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20050630-0075478 AS AMENDED BY INSTRUMENTS OF RECORD IN INSTRUMENT NOS. 20060921-0117372, 20061016-0128233, 20070124-0009913 AND 20070928-0115604; STORMWATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20050629-0074567; APPLICATION TO COMBINE PARCELS OF RECORD IN INSTRUMENT NO. 20050429-0048092 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 205 31st Avenue North #205, Nashville, Tennessee 37203

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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.

BILL GARRETT, Davidson County
Trans:T20140019365 DEEDWARR
Recvd: 03/24/14 10:24 2 pgs
Fees:13.00 Taxes:1232.10

20140324-0023805

Witness my/our hand(s) this 11th day of March, 2014.

Thomas W. O'Brien by John Gleaves, attorney-in-fact

Thomas W. O'Brien by John Gleaves,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared JOHN GLEAVES to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of THOMAS W. O'BRIEN and who acknowledged he/she/they executed the same as the free act and deed of the said THOMAS W. O'BRIEN.

Witness my hand and official seal, this the 11th day of March, 2014.

Notary Public
My Commission Expires: _____

(SEAL)

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-15-2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903