THIS INSTRUMENT PREPARED BY:
DAVID A. CHILDRESS
ATTORNEY AT LAW
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $33,500.

Martha Jo Fristoe
AFFIANT

Subscribed and sworn to before me this 21st day of April, 2014.

Dawn R. Childress
Notary Public
My Commission Expires:
7/6/2015

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s) As Follows:

Martha Jo Fristoe
1900 Richard Jones Rd, V-6
Nashville, TN 37215

Send Tax Bills To:

Same

Map-Parcel Numbers

Map 103-02-0C
Parcel 128.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the undersigned, **JAMES A. CROSSMAN, an unmarried person** (herein referred to as "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **MARTHA JO FRISTOE, an unmarried person** (herein referred to as "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land located in **Davidson** County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 128, together with the appurtenant interest in the common elements of West End Terrace Condominium, a horizontal property regime established by Master Deed, of record on Book 6657, Page 549, amended in Book 7541, Page 955, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed.

Being the same property conveyed to James A. Crossman, by deed from William B. Ralph, Jr., of record in Instrument No. 20131025-0111507, dated October 25, 2013, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20140026711 DEEDWARR
Recvd: 04/21/14 13:19 3 pgs
Fees:18.00 Taxes:123.95
20140421-0032929

THIS conveyance is made subject to:

1. 2014 property taxes, which have been prorated and assumed by Grantee.

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in the Master Deed of West End Terrace Condominium, of record in Book 6657, Page 549, amended in Book 7541, Page 955, said Register's Office.

3. Restrictive Covenants contained in instrument of record in Book 3642, Page 417, said Register's Office.

4. Easement for Television Cable of record in Book 5974, Page 755, said Register's Office.

5. Easement to the Metropolitan Government of Nashville and Davidson County of record in Book 5894, Page 97, and in Book 5894, Page 101, said Register's Office.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3859, Page 859, said Register's Office.

7. Monthly Assessments as set forth in the Master Deed for West End Terrace Condominium of record in Book 6657, Page 549, said Register's Office.

8. Easements as set forth in the Master Deed for West End Terrace Condominium of record in Book 6657, Page 549, said Register's Office.

9. Assessments as set forth in the Amendment To The Master Deed and By-Laws for West End Terrace Condominium of record in Book 7541, Page 955, said Register's Office.

10. Unrecorded lease agreement with Tanner Gibson dated July 9, 2013 for a term beginning August 1, 2013 and ending July 31, 2014.

11. Rights and claims of tenants in possession under existing leases.

BEING improved property, known as 261 White Bridge Road, West End Terrace Unit # 128, Nashville, Tennessee 37219.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, GRANTEE'S heirs and assigns, forever; and GRANTOR does covenant with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple; has a good right to convey it; and the same is unencumbered, unless otherwise herein set forth. GRANTOR does further covenant and bind himself, his heirs and/or assigns, to warrant and forever defend the title to said land to the said GRANTEE, her heirs and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 21st day of April, 2014.

JAMES A. CROSSMAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **James A. Crossman,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of April, 2014.

Notary Public

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/6/2015