WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140026916 DEEDWARR
Recvd: 04/21/14 15:59 2 pgs
Fees:13.00 Taxes:640.10
20140421-0033242

STACY N. RING
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES: 07/14/15
(AFFIX SEAL)

B-VRES-14-416

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Judy Kendall and Ted Kendall	**Same as New Owner**	
(NAME)	(NAME)	**103-08-0-B-416.00CO**
416 Sloan Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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 **MARK D. MICHEL, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JUDY KENDALL AND TED KENDALL, 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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 416, Building "C" of the Parklane Condominiums, Phase IV, a Horizontal Property Regime, created under Title 66, Section 27-101 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Parklane Condominiums, Phase IV, of record in Book 7646, Page 264, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws, of record in Book 7376, Page 580, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Parklane Condominiums, of record in Book 7646, Page 264, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Lisa M. White by Warranty Deed from Sarah L. Crews Vogelsang and Brian Vogelsang, wife and husband, of record in Instrument No. 20080702-0068446, Register's Office for Davidson County, Tennessee, dated June 30, 2008 and recorded on July 02, 2008. And further being the same property conveyed to Mark D. Michel, an unmarried man by Warranty Deed from Lisa M. White, an unmarried woman, of record in Instrument No. 20120605-0048686 Register's Office for Davidson County, Tennessee, dated June 01, 2012 and recorded on June 05, 2012.

This conveyance is subject to:
- Master Deed of record in Book 7376, Page 571, with By-Laws appended thereto in Book 7376, Page 580, and as made applicable to Phase IV in Book 7646, Page 264;
- HOA Charter of record in Book 7710, Page 305 and Book 7895, Page 173;
- Master Deed of record in Plat Book 7646, Page 264;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **416 Sloan Road, Nashville, Tennessee 37209**.

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 the 16th DAY OF APRIL, 2014.

Mark D. Michel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK D. MICHEL, 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 16th of April, 2014.

Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212