BILL GARRETT, Davidson County
Trans:T20140033515 DEEDWARR
Recvd: 05/14/14 12:27 5 pgs
Fees:28.00 Taxes:2220.00
20140514-0041381

This Instrument Prepared By:
W. Lee Corbett, P.C.
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	**SEND TAX BILL**	**MAP / PARCEL**
Gary Reamey The West End, Unit No. 403 110 31st Avenue North Nashville, TN 37203	Same	104024C02500CO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

Paula VanLyle, attorney
Affiant

Sworn to and subscribed before me this 14th day of May, 2014.

MORGAN CAWLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
July 7, 2014

Notary Public

My Commission Expires: _____

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Neffgen Family, LLP**, a Florida limited liability limited partnership ("GRANTOR"), does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto **Gary Reamey**, a married man ("GRANTEE"), all that certain property situate, lying and being in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein (the "Unit").

Whenever used herein, the terms "GRANTOR" and "GRANTEE" include all of the parties to this instrument and their heirs, legal representatives, executors, successors and assigns.

This is improved property located at The West End, Unit No. 403, 110 31st Avenue North, Nashville, TN 37203.

TO HAVE AND TO HOLD said real property, with all appurtenances, estate, title and interest thereto belonging to said GRANTEES in fee simple absolute forever.

This conveyance is subject to the following encumbrances (collectively, the "Permitted Title Exceptions"):

1. All taxes for the year of closing and subsequent years, special assessments and other assessments and liens, whether or not they are of record.

2. Applicable zoning ordinances and all other restrictions and regulations imposed by government authorities.

3. All of the terms, provisions, conditions, right, privileges, obligations, easements and liens set forth and contained in the Master Deed for The West End, a Condominium, of record as Instrument No. 20080401-0032619, Register's Office for Davidson County, Tennessee, as amended in Instrument No. 20080408-0035628, Instrument No. 20090512-0043586 and Instrument No. 20090921-0087974, Register's Office for Davidson County, Tennessee, and all exhibits thereto, as now or hereafter amended, and all instruments referred to therein.

4. All of the terms and provisions of the Bylaws of the West End Condominium Association of record as Instrument No. 20080401-0032619, Register's Office for Davidson County, Tennessee.

5. All matters shown on the Plan of record in Plat Book 57, Page 46, Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easements for Storm Drainage of record at Instrument No. 20051013-0123589, Register's Office for Davidson County, Tennessee.

7. Stormwater Detention Agreement of record at Instrument No. 20051013-0123588, Register's Office for Davidson County, Tennessee.

8. Grant of Easement of record in Instrument Number 20140328-0025603, Register's Office for Davidson County, Tennessee.

9. All other covenants, terms, provisions, conditions, reservations, restrictions, agreements and easements of record which affect the Unit.

GRANTOR does hereby covenant with GRANTEE that the GRANTOR is lawfully seized and possessed of the said Property in fee simple; that the GRANTOR has a good right to convey the Property; and that the Property is unencumbered except for the Permitted Title Exceptions. GRANTOR further covenants to warrant and forever defend the title to the Property to the GRANTEES, their heirs, representatives and assigns, against the lawful claims and demands of all persons whomsoever.

This Warranty Deed may be executed in counterparts, each of which shall be deemed to be an original, but all of which taken together, shall constitute one and the same Warranty Deed.

IN WITNESS WHEREOF, GRANTOR has caused its name to be subscribed hereto as of the 14th day of May, 2014.

NEFFGEN FAMILY LLLP

By: Alfred V. Neffgen Family Trust dated October 29, 2007, General Partner

By: _____
Alfred V. Neffgen, Co-Trustee

By: _____
Annina Vairo Neffgen, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, Alfred V. Neffgen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Co-Trustee of the Alfred V. Neffgen Family Trust dated October 29, 2007, the general partner of Neffgen Family LLLP, a Florida limited liability limited partnership, and is authorized by that partnership to execute this instrument on behalf of the partnership as general partner.

Witness my hand and seal, at office, this 12th day of May, 2014.

PAULA K. VAN SLYKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES September 11, 2017

_____
Notary Public

My commission expires: _____

STATE OF NORTH CAROLINA)
COUNTY OF _____)

Personally appeared before me, the undersigned authority, Annina Vairo Neffgen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is a Co-Trustee of the Alfred V. Neffgen Family Trust dated October 29, 2007, the general partner of Neffgen Family LLLP, a Florida limited liability limited partnership, and is authorized by that partnership to execute this instrument on behalf of the partnership as general partner.

Witness my hand and seal, at office, this _____ day of _____, 2014.

_____
Notary Public

My commission expires: _____

IN WITNESS WHEREOF, GRANTOR has caused its name to be subscribed hereto as of the 14th day of May, 2014.

NEFFGEN FAMILY LLLP

By: Alfred V. Neffgen Family Trust dated October 29, 2007, General Partner

By: _____
Alfred V. Neffgen, Co-Trustee

X By: Annina Vairo Neffgen
Annina Vairo Neffgen, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, Alfred V. Neffgen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Co-Trustee of the Alfred V. Neffgen Family Trust dated October 29, 2007, the general partner of Neffgen Family LLLP, a Florida limited liability limited partnership, and is authorized by that partnership to execute this instrument on behalf of the partnership as general partner.

Witness my hand and seal, at office, this _____ day of _____, 2014.

_____
Notary Public

My commission expires: _____

STATE OF NORTH CAROLINA)
COUNTY OF Henderson)

Personally appeared before me, the undersigned authority, Annina Vairo Neffgen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is a Co-Trustee of the Alfred V. Neffgen Family Trust dated October 29, 2007, the general partner of Neffgen Family LLLP, a Florida limited liability limited partnership, and is authorized by that partnership to execute this instrument on behalf of the partnership as general partner.

Witness my hand and seal, at office, this 12 day of May, 2014.

Notary Public

WARREN A. MILLER, JR. NOTARY PUBLIC HENDERSON COUNTY, N.C.

My commission expires: 6-9-2015

Exhibit A

Legal Description of the Unit

Land in Davidson County, Tennessee, Being Unit 403, together with the appurtenant interest in the common elements of The West End, a condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20080401-0032619, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed establishing the West End of record as Instrument No. 20080408-0035628, Register's Office for Davidson County, Tennessee, as further amended by Second Amendment to Master Deed establishing the West End as Instrument No. 20090512-0043586, Register's Office for Davidson County, Tennessee, and as further amended by Amendment to Second Amendment to Master Deed establishing the West End as Instrument No. 20090921-0087974, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

Together with Parking Space Number P1-96, which is assigned as a Limited Common Element appurtenant to the above-described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to Neffgen Family LLLP, a Florida limited liability limited partnership, by deed from Alfred V. Neffgen and Annina V. Neffgen, husband and wife, of record as Instrument No. 20100524-0039542, Register's Office for Davidson County, Tennessee.