THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31765-04-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $330,000.00. Affiant Subscribed and sworn to before me this 27th day of June, 2014. Notary Public My Commission Expires:

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

WARRANTY DEED

Address New Owner: Adam M. Nagy, Kelly L. Nagy 355 Sylvan Park Lane Nashville, TN 37209	**Send Tax Bills To:** Seprovus Mortgage 3204 Lakeshore Dr Suite 325 Birmingham, AL 35209	**Tax Information:** Map and Parcel No.: 104 010 F 00700 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Robert Schnick and wife, Karen Suzanne Anthony**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Adam Michael Nagy and Kelly Leigh Nagy, husband and wife,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 355 Sylvan Park Lane, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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:T20140046283 DEEDWARR
Recvd: 06/30/14 11:08 3 pgs
Fees:18.00 Taxes:1221.00
20140630-0057027

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of June, 2014.

John Robert Schnick

Karen Suzanne Anthony by John Robert Schnick

Karen Suzanne Anthony
BY: John Robert Schnick, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **John Robert Schnick**, 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.

Witness my hand, at office, this 27th day of June, 2014.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **John Robert Schnick**, 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 the Attorney-In-Fact for the said **Karen Suzanne Anthony** and is authorized by the said **Karen Suzanne Anthony** to execute this instrument on her behalf.

Witness my hand, at office, this 27th day of June, 2014.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 7, together with the appurtenant interest in the common elements of West End Station Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20070712-0083315, amended in Instrument No. 20071220-0146057, Instrument No. 20080919-0095641, Instrument No. 20081029-0108160 and Instrument No. 20090825-0080074, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "B" to Amendment No. 4 to Master Deed of record in Instrument No. 20090825-0080074, said Register's Office.

Being the same property conveyed to John Robert Schnick and wife, Karen Suzanne Anthony, by deed from West End Station, LLC, a Tennessee limited liability company, by deed dated October 24, 2008, of record in Instrument No. 20081028-0107424, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 104 010 F 00700 CO.
2. Charter of Incorporation of West End Station Condominium Association, Inc. of record in Instrument No. 20080805-0080550, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for West End Station Condominiums, of record in Instrument No. 20070712-0083315, amended in Instrument No. 20071220-0146057, Instrument No. 20080919-0095641, Instrument No. 20081029-0108160 and Instrument No. 20090825-0080074, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 421, page 109, Register's Office for Davidson County, Tennessee.
6. Easement granted to City of Nashville of record in Book 1851, page 222, Register's Office for Davidson County, Tennessee.
7. Easement for storm drainage and access of record in Instrument No. 20070425-0049073, Register's Office for Davidson County, Tennessee.
8. Easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances of record in Instrument No. 20080421-0040206 and Instrument No. 20080505-0046041, Register's Office for Davidson County, Tennessee.
9. Storm water detention agreement of record in Instrument No. 20070425-0049064 and Instrument No. 20080505-0045999, Register's Office for Davidson County, Tennessee.
10. Easement Agreement of record in Instrument No. 20131007-0105196, Register's Office for Davidson County, Tennessee.