WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $355,000.00

Corey Bruington
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 23RD DAY OF JULY, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-6987C MATTHEWS

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
John Matthews	same	104023D20300CO
3210 West End Circle Apt 203	4520 Bells Hwy	
Nashville, TN 37203	Jackson, TN 38305	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CHARLES E. BLANKENSHIP, JR., TRUSTEE, WITH FULL RIGHT AND POWER TO SELL, TRANSFER, CONVEY AND ENCUMBER WITHOUT THE JOINDER OF ANY BENEFICIARY OR OTHER PARTY AND HIS SUCCESSORS IN TRUST

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JOHN MATTHEWS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 3210 West End Circle Apt 203, Nashville, TN 37203

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/or 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/or 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 hand on the 23rd day of July, 2014.

Charles E. Blankenship, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF MARION

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, CHARLES E. BLANKENSHIP, JR., TRUSTEE, WITH FULL RIGHT AND POWER TO SELL, TRANSFER, CONVEY AND ENCUMBER WITHOUT THE JOINDER OF ANY BENEFICIARY OR OTHER PARTY AND HIS SUCCESSORS IN TRUST, the bargainor(s), 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 and official seal at MONTEAGLE, TENN. this 23rd day of July, 2014.

Notary Public: Jeanette S. Banks

My Commission Expires:

JEANETTE S. BANKS
STATE OF TENNESSEE NOTARY PUBLIC
MARION COUNTY

MY COMMISSION EXPIRES:
May 6, 2015

BILL GARRETT, Davidson County
Trans:T20140053840 DEEDWARR
Recvd: 07/25/14 10:54 2 pgs
Fees:13.00 Taxes:1313.50

20140725-0066213

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee being Unit Number 203 on the Plan of The Maxwell, as shown on and established by the Declaration of the Maxwell, a condominium, together with any storage unit and parking space specified in Exhibit F of said Declaration of the Maxwell, a condominium, of record in instrument No. 20091214-0113711, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description. The Easements, Restrictive Covenants, Bylaws, Conditions and Regulations imposed upon and relating to each Unit, property, co-owners or tenants of The Maxwell, a condominium, contained in the Declaration of the Maxwell of record in Instrument No. 20091214-0113711, Register's Office for Davidson County, Tennessee and are incorporated herein by reference and made a part hereof as though copied herein.

Being a portion of the same property conveyed by Warranty Deed from West End Highland Limited Liability Company, a Tennessee Limited Liability Company to Accord Properties, LLC, a Tennessee Limited Liability Company as recorded on the 6th day of July, 2006 in Instrument No, 20060706-0081218; a portion of Deed in Lieu of Foreclosure from Accord Properties, LLC, a Tennessee limited liability company to GreenBank as recorded on the 15th day of April, 2011 in Instrument No. 20110415-0029359 and a portion of Special Warranty Deed from GreenBank to Maxwell Nashville, LLC, a Tennessee limited liability company as recorded on the 3rd day of June, 2011 in Instrument No. 20110603-0042603, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Charles E. Blankenship, Jr., Trustee by Warranty Deed from Maxwell Nashville, LLC, a Tennessee limited liability company, recorded on the 20th day of September, 2011 in Instrument No. 20110920-0072716, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Covenants, Conditions and Restrictions recorded in Instrument No. 20091214-0113711, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion,sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Notice of Termination of Declarant's Rights recorded at Instrument No. 20110603-0042602.

d. Charter of the Maxwell Home Owner's Association of record as Instrument No. 20091211-0113268, Register's Office for Davidson County, Tennessee.

e. Easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of the Maxwell, a condominium contained in the Declaration recorded in Instrument No. 20091214-0113711, Register's Office for Davidson County, Tennessee.

f. Storm Water Detention Agreement of record in Instrument No. 20070510-0056063, Register's Office for Davidson County, Tennessee.

g. Sewer Agreement of record in Instrument No. 20070522-0060781, Register's Office for Davidson County, Tennessee.