# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11/6/17

(AFFIX SEAL)

TRICIA BALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Daniel P. Shaw | Same as new owner | 093-02-4A-303.00 CO |
| (NAME) | (NAME) | |
| 178 2nd Ave., N., #303 | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37201 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, AMY PADBURY AND JEREMY PADBURY, WIFE AND HUSBAND, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DANIEL P. SHAW, HUSBAND, AND LINDSAY SHAW, WIFE, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 303 as shown on Exhibit "D" to the Master Deed Establishing the Quarters Condominium of record as Instrument No. 20050902-0106149, said Register's Office, to which reference is hereby made for a more complete description.

Parking space number 10 has been designated as a limited common element with respect to unit 303 conveyed hereby.

Being the same property conveyed to AMY PADBURY AND JEREMY PADBURY, WIFE AND HUSBAND, by deed from AMY HARPER N/K/A AMY PADBURY AND JEREMY PADBURY, of record as Instrument No. 20130411-0036129, dated February 19, 2013, said Register's Office.

This conveyance is subject to: 2014 property taxes which are a lien but not yet due and payable; all matters appearing on Exhibit "D" to the Master Deed Establishing the Quarters Condominium of record as Instrument No. 20050902-0106149, Register's Office for said County; and any and all restrictions and easements of record.

BILL GARRETT, Davidson County
Trans:T20140055186 DEEDWARR
Recvd: 07/30/14 10:55 2 pgs
Fees:13.00 Taxes:688.20
20140730-0067855

unimproved ☐

This is improved ☒ property, known as 178 2nd Ave., N., #303, Nashville, TN 37201

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 16th day of July, 2014.

Amy Padbury
By: Paul F. Soper, her attorney in fact

Jeremy Padbury
By: Paul F. Soper, his attorney in fact

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul F. Soper, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Amy Padbury and Jeremy Padbury, as their duly appointed attorney in fact, and acknowledged that he executed the same as the free act and deed of the said Amy Padbury and Jeremy Padbury.

Notary Public

My Commission Expires: 11/6/17

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.