File No. 140533

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

REBECCA CAMPBELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 01-28-2016

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan Shaw	F&M Bank	104-02-OT-304.00 CO
(NAME)	(NAME)	
3014 Hedrick St. Apartment 304	P. O. Box 451	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Clarksville, TN 37041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140055209 DEEDWARR
Recvd: 07/30/14 11:30 2 pgs
Fees:13.00 Taxes:991.60

20140730-0067883

FOR AND IN 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, Anne Nicholas Weiss, an unmarried woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jonathan Shaw, a single man, 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 No. 304, together with the appurtenant interest in the common elements of West End Lofts Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20000714-0069948, amended by First Amendment to Master Deed and Bylaws of West End Lofts Condominiums of record in Instrument No. 20010524-0054282, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed.

Pursuant to Paragraph 8 of Master Deed of record in Instrument No. 20000714-0069948, Parking Space Number 27 is allocated to Unit 304, as depicted on page 13 of Exhibit "D" to the Master Deed. This unit is allocated to subsequent transferees pursuant to the Master Deed.

BEING the same property conveyed to Anne Nicholas Weiss, an unmarried person, by Quitclaim Deed from Julie E. Weiss and Kenneth W. Weiss, wife and husband, dated 1/10/13 and recorded 1/31/13 in Instrument No. 20130131-0010912 (sales price $0.00); and being the same property previously conveyed to Anne Nicholas Weiss, unmarried and Julie E. Weiss, married, by Warranty Deed from Brian J. Donnelly, unmarried, dated 6/13/05 and recorded 6/20/05 in Instrument No. 20050620-0069964, in the Register's Office of Davidson County, Tennessee Sales price $250,000.00.

unimproved ☐

This is improved ☒ property, known as 3014 Hedrick St. Apartment 304, Nashville, TN 37203

(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

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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 my hand this 28th day of July, 2014.

Anne Nicholas Weiss

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anne Nicholas Weiss, the bargainor(s), 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.

Witness my hand and official seal this 28th day of July, 2014.

Commission expires:

Notary Public

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2016