THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20140059428 DEEDWARR
Recvd: 08/13/14 10:45 2 pgs
Fees:13.00 Taxes:767.75
20140813-0073096

KEVIN N. LOWRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 207,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 5/20/17

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauren S. LaViola	First Community Mortgage	MAP 104-09-G
143 West End Place	275 Robert Rose Drive	PARCEL 043.00-CO
Nashville, TN 37205	Murfreesboro, TN 37129	
(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, **Arthur Woolsey James and wife, William Macgill James, devisees under the Will of Katherine Nruce James, an unmarried woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lauren S. LaViola, a single person**

HEREINAFTER CALLED THE GRANTEE, HER 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. 43, Park Circle Condominiums, (now known as West End Place, pursuant to an amendment to the Master Deed of record in Book 9992, page 744, said Register's Office) as shown in Exhibit B to the Master Deed establishing a Horizontal Property Regime of Park Circle Condominiums, of record in Book 6809, pages 610 through 620, inclusive, Register's Office for Davidson County, Tennessee, along with an undivided interest in the common elements thereto of 1.96078%, and subject to all terms and conditions of said Master Deed and By-Laws establishing a Horizontal Property Regime for Park Circle Condominiums, of record in Book 6809, page 569, and following, in said Register's Office.

Being the same property conveyed to Katherine Bruce James, an unmarried person by deed from Vance Paul Derryberry, an unmarried person of record in Book 10497, page 151, Register's Office for Davidson County, Tennessee, dated June 12, 1997 and recorded on June 18, 1997. The said Katherine Bruce James has since died. Under the terms of her Last Will and Testament [filed in the Probate Court for Davidson County, Tennessee, in Nashville, under Docket number 14P872] the property was devised unto Arthur Woosley James and William Macgill James.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **143 West End Place, Nashville, TN 37205.**

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 the 8th day of August, 2014.

William Macgill James

Arthur Woolsey James

STATE OF TENNESSEE
COUNTY OF DAVIDSON

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William Macgill James and Arthur Woolsey James** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 8th day of August, 2014.

My Commission expires: 1-9-16