RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 14081723

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $297,500.00.

Margaret B Lassiat
Affiant

Subscribed and sworn to before me, this 18th day of September, 2014.

Mitchell A Watts
Notary Public
My Commission Expires: 8.21.17

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20140070376 DEEDWARR
Recvd: 09/19/14 13:50 2 pgs
Fees:13.00 Taxes:1100.75
20140919-0086313

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert Johnson Margaret Lassiat 165 Jefferson Square Nashville TN 37215	New Owner	Tax Parcel ID No. 131050A16500CO

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, **Ben Sweeney and Ashley Sweeney, Husband and Wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Robert S. Johnson and Margaret B. Lassiat, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. N-165 of Jefferson Square, Section One, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Exhibit to the Master Deed of record in Book 4675, Page 12, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Ben Sweeney and wife, Ashley Sweeney by Warranty Deed from Mark D. Sapp and wife, Stephanie E. Sapp, recorded on the 29th day of June, 2007 in Instrument No. 20070629-0078129, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, JEFFERSON SQUARE TOWNHOUSES, as recorded in Plat Book 4675, Page(s) 12, Boundary Plat recorded in Plat Book 4460, Page 198 and Surveyor's Certificate of Correction recorded in Book 4872, Page 675.

Terms and provisions of by-Laws recorded in Book 4731, Page 341 and amended in Book 5676, Page 31, Book 5700, Page 719, Book 8036, Page 54, Book 8057, Page 179, Book 8231, Page 418, Book 8550, Page 973, Book 9276, Page 249 and Book 10355, Page 306.

Charter of Homeowners Association recorded in Book 8485, Page 642, Book 8556, Page 701 and Instrument No. 20000209-0013275.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing JEFFERSON SQUARE Condominium of record in Book 4731, Page 332 , as amended by instrument(s) of record in Book 5826, Page 693 and Book 8550, Page 3; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Temporary Construction, recorded in Instrument No. 20090511-0043056.

Easement for Overhead Line, recorded in Instrument No. 20020122-0008268.

Rules and Regulations recorded at Instrument Nos. 20051027-0130020 and 20100503-0033416.

Grant of Easement recorded at Instrument No. 20130517-0050158.

This is improved property located at 165 Jefferson Square, Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of September, 2014.

Ben Sweeney

Ashley Sweeney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ben Sweeney and Ashley Sweeney, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of September, 2014.

Notary Public

My Commission Expires: 11/3/2015

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY