~~Prepared by:~~
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

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Chapman & Rosenthal Title, Inc.
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BILL GARRETT, Davidson County
Trans:T20140072359 DEEDWARR
Recvd: 09/26/14 11:20 3 pgs
Fees:18.00 Taxes:2452.47
20140926-0088819

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>WESLEY D. TURNER<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>150 THIRD AVENUE SOUTH<br>SUITE 1700<br>NASHVILLE, TENNESSEE 37201<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $662,831.00.<br><br>Christina Cook<br>Affiant<br><br>Subscribed and sworn to before me, this 23rd day of September, 2014.<br><br>E Prophet<br>Notary Public<br><br>My Commission Expires: 11-3-2015 |

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

| Address New Owner As Follows: | Send Tax Bills To: | Map-Parcel Number: |
|---|---|---|
| Matthew Scott Drewes<br>109 West End Close<br>Nashville, TN 37205 | Farmington Mortgage , a<br>Division of Capstar Bank<br>2002 Richard Jones Road<br>Suite 300A<br>Nashville, TN 37215 | 104 09 0N 010.00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SUPERIOR REMODELING, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **MATTHEW SCOTT DREWES**, an Unmarried Man, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

**A certain condominium apartment in Davidson County, Tennessee, being Unit 109, of the West End Close, a Horizontal Property Regime, established pursuant to all the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 seq.,**

**as amended in the Tennessee Code Annotated, and shown on the condominium site plan of West End Close as of record in Exhibit A of and as established by Master Deed and By-Laws of record in Instrument No. 20030701-0090321, amended in Instrument No. 20030724-0103538, in Instrument No. 20031202-0173105 and in Instrument No. 20041005-0120026, said amendment being re-recorded in Instrument No. 20041203-0144407, and further amended in Instrument No. 20050318-0029873, Register s Office for Davidson County Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Deed.**

**Being the same property conveyed to Superior Remodeling, LLC, by deed from Shane David Bortscheller, unmarried, of record in Instrument no. 20130910-0095609, Rgister's Office for Davidson County, Tennessee.**

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2014 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Master Deed and ByLaws establishing a Horizontal Property Regime of West End Close Condominiums, of record in Instrument No. 20030701-0090321, as amended at Instrument Nos. 20030724-0103538, 20031202-0173105 and 20041005-0120026, as re-recorded at Instrument No. 20041203-0144407, and as amended at Instrument No. 20050318-0029873, said Register's Office.

3. Easement(s) and Special Assessment(s) as set out in the Declaration of Covenants of record as Instrument No. 2003001-0090321, said Register's Office.

4. Stormwater Detention Agreement of record as Instrument No. 20030311-0031977, said Register's Office.

This is improved property known as: **109 West End Close, 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, his heirs and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

**WITNESS** my hand this 23rd day of September, 2014.

**SUPERIOR REMODELING, LLC,**
**a Tennessee limited liability company**

**By:** _____
**Steve Nabrotzky, Manager**

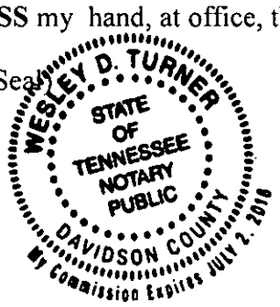
**By:** _____
**Chris Duncan, Manager**

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STEVE NABROTZKY**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **MANAGER**, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

**WITNESS** my hand, at office, this 23rd day of September, 2014

(Seal)




Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHRIS DUNCAN**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **MANAGER**, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

**WITNESS** my hand, at office, this 23rd day of September, 2014

(Seal)




Notary Public

My Commission Expires: _____