BILL GARRETT, Davidson County
Trans:T20140078417 DEEDWARR
Recvd: 10/17/14 12:46 2 pgs
Fees:13.00 Taxes:384.80
20141017-0096036

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Montgomery THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of October 2014. NOTARY PUBLIC My commission expires: 5-16-2017

MARTHA J. OGLE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT PREPARED BY: Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027		
ADDRESS NEW OWNER: Thomas H. Dabbs 966 1st Avenue North Nashville, TN 37201	SEND TAX BILLS TO: SAME / OWNER	MAP-PARCEL NUMBERS 082-14-0-A-011.00 CO

FOR AND IN CONSIDERATION of the sum of One Hundred Four Thousand and 00/100 Dollars ($104,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MARK S. VEALS AND NAYERE A. VEALS, TRUSTEES OF THE VEALS FAMILY TRUST DATED APRIL 25, 2012**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **THOMAS H. DABBS**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 1056, RIVERFRONT CONDOMINIUMS, as established under Master Deed of record in Exhibit "E" of Instrument 20060518-0058640, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed by Quitclaim Deed from Mark S. Veals and Nayere A. Veals, husband and wife to The Veals Family Trust; Dated April 25, 2012; Mark S. Veals and Nayere A. Veals as Trustee, for the benefit of Mark S. Veals and Nayere A. Veals and their designated beneficiaries as recorded on the 17th day of September, 2012 in Instrument No. 20120917-0084499 and Warranty Deed from Riverfront Condominiums Partnership, a Tennessee general partnership to Mark Veals and wife, Nayere Veals as recorded on the 17th day of August, 2006 in Instrument No. 20060817-0101224, in the Register's Office of Davidson County, Tennessee.

The address of the herein described property is believed to be 1056 1st Avenue N, Nashville, TN 37201, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 15th day of October, 2014.

THE VEALS FAMILY TRUST U/A/D APRIL 25, 2012

Mark S. Veals, Trustee

MARK S. VEALS, TRUSTEE

Nayere A. Veals, Trustee

NAYERE A. VEALS, TRUSTEE

STATE OF CALIFORNIA
COUNTY OF Los Angeles

On this the 14 day of October, 2014, before me, appeared Mark S. Veals and Nayere A. Veals, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that they are the Trustees of The Veals Family Trust U/A/D April 25, 2012 and that said instrument was signed in behalf of said Trust, and said officer acknowledged said instrument to be the free act of deed of said Trust.

WITNESS my hand and seal, this the 14 day of October, 2014.

Jill Watson
Notary Public

Jill Watson
Printed Notary Name

My commission expires: 4-25-17

JILL WATSON
COMM # 2021721
ORANGE COUNTY
NOTARY PUBLIC-CALIFORNIA
MY COMMISSION EXPIRES
APR. 25, 2017