THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20140079897 DEEDWARR
Recvd: 10/23/14 10:26 2 pgs
Fees:13.00 Taxes:775.15
20141023-0097794

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***209,500.00.

Affiant

Subscribed and sworn to before me this 20th day of October, 2014.

Notary Public

My Commission Expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Robert J. Arts 105 West End Place Nashville, Tennessee 37205	Franklin American Mortgage 501 Corporate Centre Drive Suite 400 Franklin, TN 37067	MAP 104-09-0 G PARCEL 006.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Nine Thousand Five Hundred and 00/100 Dollars ($***209,500.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Marette Beziat, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Robert J. Arts and Anna V. Schmitt, both unmarried, as tenants in common with rights of survivorship, (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:

BEING Unit No. 6, together with the appurtenant interest in the common elements of West End Place, a horizontal property regime established by Master Deed, of record in Book 6809, page 569, amended in Book 9992, page 744, in the Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

BEING the same property conveyed to Marette Beziat, unmarried, by Warranty Deed dated June 30, 2006, from Michael S. Hubbard and wife, Heather J. Hubbard, of record as Instrument No. 20060706-0081231 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 105 West End Place, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Charter of Park Circle Condominiums Association Inc. of record in Book 6820, Page 916, in the Register's Office for Davidson County, Tennessee.

3. Park Circle Condominiums Homeowner's Rules and Regulations of record in Book 8834, Page 727, in the Register's Office for Davidson County, Tennessee.

4. Easements of record in Book 4879, Page 460 and Book 5967, Page 451, in the Register's Office for Davidson County, Tennessee.

5. Rights of abutting or adjoining land owners and the Public to the use of an alley of record in Book 465, Page 570, in the Register's Office for Davidson County, Tennessee.

6. West End Place Condominiums Leasing Rules of record in Instrument No. 20140423-0034301, in the Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds herself, her 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.

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

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 17th day of October, 2014.

Marette Beziat

Marette Beziat

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marette Beziat, the bargainor, 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 17th day of October, 2014.

Mitchell A Watts

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY