WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00 Courtney K. Benjamin Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2014. Christine L. Land Notary Public (AFFIX SEAL) CHRISTINE L. LAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY TENN. My Commission Expires 9.18.17

BILL GARRETT, Davidson County
Trans: T20140094495 DEEDWARR
Recvd: 12/17/14 13:53 2 pgs
Fees: 13.00 Taxes: 462.50
20141217-0115491

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2400 Crestmoor Rd., Ste. 104
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawn F. Meehan/Eric D. Glasser	New Owner	102-7A-32-Tract I
(NAME) P.O. Box 158825	(NAME)	102-7A-105-Tract II
(ADDRESS) Nashville, TN 37215-8825	(ADDRESS)	102-7A-104-Tract III
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20142093

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, **I, Philip Lawrence Hester**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Shawn F. Meehan and Eric D. Glasser, each as to an undivided 1/2 interest**, 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. :

Tract I:
Land in Davidson County, Tennessee, being Apartment Unit No. D-2, of West Meade Condominium now known as The Avenue Nashville West, Inc. Condominiums, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5923, page 704, 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 Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of West Meade Condominium of record in Book 5200, page 430, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Philip Lawrence Hester, an unmarried person by deed from Freeman Webb Developers, Inc., dated August 1, 1982, of record in Book 5923, page 901, Register's Office for Davidson County, Tennessee.

Tract II:
Land in Davidson County, Tennessee, being Apartment Unit No. J-5, of West Meade Condominium now known as The Avenue Nashville West, Inc. Condominiums, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5923, page 704, 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 Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of West Meade Condominium of record in Book 5200, page 430, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Philip Lawrence Hester, an unmarried person by deed from Freeman Webb Developers, Inc., dated August 1, 1982, of record in Book 5923, page 931, Register's Office for Davidson County, Tennessee.

Tract III:
Land in Davidson County, Tennessee, being Apartment Unit No. J-8, of West Meade Condominium now known as The Avenue Nashville West, Inc. Condominiums, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5923, page 704, 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 Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of West Meade Condominium of record in Book 5200, page 430, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Philip Lawrence Hester, an unmarried person by deed from Freeman Webb Developers, Inc., dated August 1, 1982, of record in Book 5923, page 921, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: a) 2014 Davidson County Taxes, which have been paid; b) Subject to all matters as set forth per Plat Book 5200, page 430, Register's Office for said County; c) Master Deed establishing a Horizontal Property Regime of West Meade Condominium now known as The Avenue Nashville West, Inc. Condominiums, of record in Book 5923, page 704, as amended in Book 6277, page 653; Book 7333, page 415; Book 7333, page 418; Instrument No. 20120307-0020068; Instrument No. 20120724-0065040 and Instrument No. 20120817-0074026, Register's Office for said County, and By-Laws of record in Book 5923, page 740, said Register's Office; d) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4520, page 836, Register's Office for said County; e) Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 8808, page 872, Register's Office for said County.

unimproved ☐

This is ☒ property, known as 6680 Charlotte Pike, Unit D-2, J-5 & J-8, Nashville, TN 37209

improved

(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 15th day of December, 2014.

Philip Lawrence Hester

STATE OF VIRGINIA

COUNTY OF Virginia Beach

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Philip Lawrence Hester, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15 th day of December, 2014.

Commission expires:

Notary Public

MARI FEDELE
NOTARY PUBLIC
REGISTRATION # 7508138
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
JUNE 30, 2015