return to: John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, TN 37204

File 26770-8

Box 14

THIS INSTRUMENT PREPARED BY:

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

BILL GARRETT, Davidson County
Trans:T20150003899 DEEDWARR
Recvd: 01/16/15 08:41 2 pgs
Fees:13.00 Taxes:1258.00
20150116-0004517

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***340,000.00.

Affiant

Subscribed and sworn to before me this 15 day of January, 2015.

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 11-15-15

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Michael A. Fabrizio, Jr. 3102 West End Circle #404 Nashville, TN 37203	SWBC Mortgage Corporation 9311 San Pedro Avenue, Ste 100 San Antonio, TX 78216	MAP 104-02-4 A PARCEL 404.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Forty Thousand and 00/100 Dollars ($***340,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Lawrence May and Marilyn Friedman, husband and wife, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Michael A. Fabrizio, Jr. and Kathleen L. Fabrizio, husband and wife, (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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 404 of 3102 West End Circle Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing 3102 West End Circle Condominiums of record in Instrument Number 20050405-0037200, amended in Instrument No. 20060419-0044895 and Instrument No. 20061018-0129536, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on Exhibit A to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

BEING the same property conveyed to Lawrence May and Marilyn Friedman, husband and wife, by Warranty Deed dated July 14, 2009, from Shane McLaughlin and Robin S. McLaughlin, husband and wife, of record as Instrument No. 20090715-0066266 in the Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Lawrence May and Marilyn Friedman pursuant to a Power of Attorney executed by the same on the 26th day of December, 2014, of record as Instrument No. 20150116-0004512 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3102 West End Circle #404, Nashville, Tennessee 37203.

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.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have 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. All matters shown on the Plan of record in Book 421, pages 82 and 83, Register's Office for Davidson County, Tennessee.

3. The Master Deed establishing a Horizontal Property Regime of 3102 West End Circle Condominiums of record in Instrument Number 20050405-0037200, amended in Instrument 20060419-0044895 and Instrument 20061018-0129536, Register's Office for Davidson County, Tennessee.

4. Easement for sanitary sewer/storm drainage, etc., in Instrument 20050715-0082454, Instrument 20050715-0082455 and Instrument 20060912-0112730, Register's Office for Davidson County, Tennessee.

5. Stormwater detention agreement in Instrument 20050630-075316 and Instrument 20060911-0111952, Register's Office for Davidson County, Tennessee.

6. BellSouth Easement in Instrument 20060629-0078073, Register's Office for Davidson County, Tennessee.

7. Charter for HOA in Instrument 20050408-0038974 and Exhibit C of Instrument 20050405-0037200, Register's Office for Davidson County, Tennessee.

8. Right of Way Easement in Book 778, page 343, Register's Office for Davidson County, Tennessee.

9. Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their 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 GRANTORS have executed this instrument on this the 15th day of January, 2015.

Lawrence May by Mitchell A. Watts, Attorney in Fact

Lawrence May by Mitchell A. Watts, Attorney in Fact

Marilyn Friedman by Mitchell A. Watts, Attorney in Fact

Marilyn Friedman by Mitchell A. Watts, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Mitchell A. Watts, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Lawrence May and Marilyn Friedman and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of Lawrence May and Marilyn Friedman.

WITNESS my hand and official seal this 15th day of January, 2015.

DIANA AUBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN.

Notary Public

My Commission Expires: 11-15-15