THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15012700**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $610,000.00. Affiant Subscribed and sworn to before me, this 30th day of January, 2015. Notary Public My Commission Expires: 10/18/16

BILL GARRETT, Davidson County
Trans:T20150008788 DEEDWARR
Recvd: 02/04/15 10:28 2 pgs
Fees:13.00 Taxes:2257.00
20150204-0010451

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Robert Bianchi and Julie Bianchi 117 30th Avenue #704 Nashville TN 37203	Send Tax Bills To: ~~New Owner~~ Mortgage Investors Group 8320 East Walker Springs Lane, 200 Knoxville, TN 37923	Tax Information: Tax Parcel ID No. 104020W70400CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tony K. Stewart and Samira Sheikh, Husband and Wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Robert Bianchi and Julie Bianchi, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract ~~or~~ parcel of land in Davidson County, Tennessee, more particularly described as follows: S.

Land in Davidson County, Tennessee, being Unit No. 704, together with the appurtenant interest in the common elements of West End Lofts II Condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20030701-0091161, as amended by Instrument No. 20050106-0002529 in the Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to said Master Deed, together with parking spaces numbers 37B and 38B.

Being the same property conveyed to by Tony K. Stewart and Samira Sheikh, both unmarried, as Joint Tenants with Right of Survivorship by Warranty Deed from Marvin Wesley Shaw III, married, recorded on the 15th day of June, 2012 in Instrument No. 20120615-0052488, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Book 161, Page 121.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Charter for West End Lofts II Condominiums Association, Inc. recorded at Instrument No. 20041215-0149415.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WEST END LOFTS II Condominium of record in Instrument No. 20030701-0091161, as amended by instrument(s) of record in Instrument No. 20050106-0002529; also subject to easements, rights and interests 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 building thereon.

This is improved property located at 117 30th Avenue #704 Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of January, 2015.

Tony K. Stewart

Samira Sheikh

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tony K. Stewart and Samira Sheikh, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of January, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018