WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/6/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-VRES-15-3415-708

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Estate of Josephine Andrews Barksdale	new owner	
(NAME)	(NAME)	**104-06-0A-069.00**
3415 West End Avenue #708		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **S&P INVESTMENTS, A PARTNERSHIP,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KEITH P. BARKSDALE, EXECUTOR OF THE ESTATE OF JOSEPHINE ANDREWS BARKSDALE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 708 on the Plan of Continental Condominiums of record in Plat Book 5200, Page 399, as amended in Book 6135, page 788 and Book 6435, page 549, in the register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to S&P Investments, a Partnership by Warranty deed from Ross I. Evans, Jr., Trustee, with full power to transfer, Assign, Convey, Mortgage, Encumber or otherwise Deal with said real estate without the joinder of any beneficiary of record in Book 6465, page 679, Register's Office for Davidson County, Tennessee, dated December 31, 1984 and recorded on January, 2 1985.

This conveyance is subject to:
- Subject to County Taxes for the year 2015 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 399, as amended in Book 6135, page 788 , Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Continental Condominiums of record in Book 5862, Page 589, amended in Book 6135, Page 788, Book 6435, Page 549 and Book 7475, Page 137, Register's Office for Davidson County, Tennessee.
- Charter for Continental Homeowners' Association of record in Book 5864, Page 834, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Continental Homeowners' Association, attached as Exhibit "C" to the aforementioned Master Deed of record in Book 5862, Page 626, in the Register's Office for Davidson County, Tennessee.
- Resolution of record in Book 7461, Page 217 and Instrument No. 20051024-0128399, in the Register's Office for Davidson County, Tennessee.
- Permanent overhang easement for the construction and maintenance of an Electrical power transmission line of record in Book 4825, Page 592, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6465, Page 679, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **3415 West End Avenue #708, Nashville, Tennessee 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20150026399 DEEDWARR
Recvd: 04/09/15 09:26 2 pgs
Fees:13.00 Taxes:525.40

20150409-0031135

Witness my/our hand(s) this the 2nd DAY OF APRIL, 2015.

S&P Investments, a Partnership

BY: _____
Laurence M. Papel, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laurence M. Papel, signing for S&P Investments, a Partnership, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be a partner of S&P Investments, a Partnership, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd day of April, 2015.

Deirdriu Coffman
Notary Public

My Commission Expires:
5-5-15

DEIRDRIU COFFMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212