WARRANTY DEED

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-30-17

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of May, 2015

Notary Public

MY COMMISSION EXPIRES: 7-30-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Prine, Trustee of The John Prine Family Trust U/A 05/27/2008 and Fiona Whelan Prine, Trustee of The Fiona Whelan Prine Family Trust U/A 05/27/2008	SAME	104160e01800 CO
(NAME)	(NAME)	
16830 Ventura Blvd. #500	←	
(ADDRESS)	(ADDRESS)	
Encino, CA 91436	←	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Daniel L. Telford and wife, and Sherree A. Telford,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **John Prine, Trustee of The John Prine Family Trust U/A 05/27/2008 and Fiona Whelan Prine, Trustee of The Fiona Whelan Prine Family Trust U/A 05/27/2008,** 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:

Land in Davidson County, Tennessee, being Unit No. C1 of Albemarle Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, *et seq.* as amended, Tennessee Code Annotated, and as established by Master Deed of Albemarle Condominiums of record in Instrument No. 20060309-0027782, and as amended in 200270131-0012862, 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 said Master Deed.

Being the same property conveyed to Daniel L. Telford and wife, and Sherree A. Telford, by deed of record in Instrument Number 20070521-0060188, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Book 421, Page 13, Register's Office for Davidson County, Tennessee. All matters as shown on the Plan of The Albemarle Condominiums as shown as Exhibit D to master Deed of record in Instrument No. 20060309-0027782, Register's Office of Davidson County, Tennessee. Master deed establishing a Horizontal Property Regime of The Albemarle Condominiums of record in Instrument No. 20060309-0027782, and as amended in 20070131-0012862, Register's Office for Davidson County, Tennessee. Charter for The Albemarle Condominium Association, Inc., of record in instrument no. 20060314-0029491, Register's Office for Davidson County, Tennessee.

unimproved ☐

BILL GARRETT, Davidson County
Trans:T20150036936 DEEDWARR
Recvd: 05/13/15 09:29 2 pgs
Fees:13.00 Taxes:721.50
20150513-0043747

This is improved ☑ property, known as 2120 Belmont Blvd., Unit C1, Nashville, TN 37212
(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 we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my/our hands this 11th day of May, 2015.

Daniel L. Telford

Sherree A. Telford

State of Tennessee
County of Williamson

Personally appeared before me Daniel L. Telford and Sherree A. Telford, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of May, 2015.

Notary Public _____
My Commission Expires: _____

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

File No.: 9531