Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150050891 DEEDWARR
Recvd: 06/25/15 09:46 2 pgs
Fees: 13.00 Taxes: 1050.80
20150625-0060985

Y-VRES-15-1022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 02/26/17 (AFFIX SEAL)

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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)
Daniel McQuillan and Susan McQuillan	New Owner	
(NAME)	(NAME)	**082130A02000CO**
1022 9th Ave N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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 **LEE CASSON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DANIEL J. MCQUILLAN AND SUSAN C. MCQUILLAN, TRUSTEES OF THE DANIEL J. MCQUILLAN TRUST DATED SEPTEMBER 17, 2001,** 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. E-5, Row 8.9 Condominiums, as shown on plat of the Resubdivision of Lot 1 of the Resubdivision of a portion of Lots No. 5 & 93 of Balch & Whiteside's Addition to Nashville of record in Instrument No. 20020718-0086526, Register's Office for Davidson County, Tennessee; described in the Master Deed and By-Laws of record as Instrument No. 20011121-0128062, amended in Instrument No. 20021212-0153656, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lee Casson by Warranty deed from Metropolitan Development and Housing Agency of record in Instrument No. 20030214-0020263 Register's Office for Davidson County, Tennessee, dated February 07, 2003 and recorded on February 14, 2003.

This conveyance is subject to:
- Taxes for the year 2015.
- Plan of record in Plat at Instrument No. 20020718-0086526, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Row 8.9 Condominiums of record in Instrument Number 20011121-0128062, amended in Instrument 20021212-0153656 and Instrument 20110419-0030186, , Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 9183, page 130, ,amended in Book 11625, page 280, and Instrument, 20020425-0051069, Register' s Office for Davidson County, Tennessee.
- Charter for Row 8.9 Condominium Association in Instrument 20011130-0131873, Register' s Office for Davidson County, Tennessee.
- Stormwater Detention Agreement in Instrument 20011121-0128093, Register' s Office for Davidson County, Tennessee.
- Subject to conveyance to State of Tennessee in Book 6120, page 475, Register' s Office for Davidson County, Tennessee.
- Public Utility Easement in Instrument 20010827-0092301, Register' s Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1022 9th Ave N , Nashville, Tennessee 37208**.

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.

Witness my/our hand(s) this the 16th DAY OF JUNE, 2015.

Lee Casson by John Gleaves, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LEE CASSON, and who acknowledged he/she/they executed the same as the free act and deed of the said LEE CASSON.

Witness my hand and official seal, this the 16th of June, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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