THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15053990** BILL GARRETT, Davidson County Trans:T20150052882 DEEDWARR Recvd: 07/01/15 09:29 2 pgs Fees:13.00 Taxes:1489.25 20150701-0063468	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $402,500.00. Affiant Subscribed and sworn to before me, this 29th day of June, 2015. Notary Public My Commission Expires: 10/18/16 DANA DEWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: James Vandegrift 4000 West End Avenue #105 Nashville TN 37205-1927	Send Tax Bills To: Suntrust Mortgage 1001 Semmes Avenue Richmond, VA 23224	Tax Information: Tax Parcel ID No. 103120G10500CO

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, **Eric Schake, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Vandegrift and Deborah Vandegrift, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee described as follows to wit:

Being Unit No. 105 and the parking spaces and storage area designated to Unit 105 on the Plan of the Jacksonian 4000 Condominiums of record in Instrument No. 20020208-0017172, and amended in Instrument Nos. 20020910-0109643, 20021104-0134916 and 20021127-0147048, Register's Office for Davidson County, Tennessee to which instrument reference is made for a complete legal description.

Being the same property conveyed to Eric Schake, a single person by Warranty Deed from Philip E. Mesenbrink and D'Ann M. Voss, husband and wife, recorded on the 17th day of October, 2006 in Instrument No. 20061017-0128916, 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.

Charter of Homeowners Association recorded at Instrument No. 20020220-0021424.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE JACKSONIAN 4000 Condominium of record in Instrument No. 20020208-0017172, as amended by instrument(s) of record in Instrument Nos. 20020910-0109643, 20021104-0134916 and 20021127-0147048; 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 4000 West End Avenue #105 Nashville TN 37205-1927

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 29th day of June, 2015.

Eric Schake by Doug Bradley
Attorney in fact

Eric Schake by Doug Bradley
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, Doug Bradley, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Eric Schake, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 29th day of June 2015.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018