WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150052890 DEEDWARR
Recvd: 07/01/15 09:36 2 pgs
Fees:13.00 Taxes:1396.75
20150701-0063484

R-VRES-15-3314

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $377,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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)
Mary J. Donaldson	**Mortgage Investors Group**	
(NAME)	(NAME)	
3314 West End Avenue #404	**8320 East Walker Springs Lane**	**104-06B-404.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**Knoxville, TN 37923**	
(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 **MARY G. LASSITER AND ROBERT H. LASSITER, WIFE AND HUSBAND,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MARY J. DONALDSON, AN UNMARRIED WOMAN,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 404 of Park Road Condominiums, a/k/a West End Park a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed of record in Book 5845, Page 831, as amended in Instrument No. 20071213-0143676, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 reigned and buildings thereof; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "A-1" to said Master Deed. Reference is hereby made to the plat of The Park Road Condominium of record in Plat Book 5200, Page 390, Register's Office for Davidson County, Tennessee for a more complete identification and description of such unit.

Being the same property conveyed to Mary G. Lassiter and Robert H. Lassiter, wife and husband by Warranty Deed from William T. Stewart, a single man, of record in Instrument No. 20080421-0040125, Register's Office for Davidson County, Tennessee, dated April 16, 2008 and recorded on April 21, 2008.

This conveyance is subject to:
- Taxes for the year 2015 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 390, Register's Office of Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Park Road Condominiums, AKA West End Park of record in Book 5845, page 831, amended in Instrument No. 20071213-0143676, Instrument No. 20130723-0076094 and 20140627-0056472, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5845, page 874, Register's Office for Davidson County, Tennessee.
- Charter of record in Book 5845, Page 824 and Instrument No. 20071221-0146695, Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument No. 20020830-0105416, Register's Office for Davidson County, Tennessee.
- Quitclaim deed of record in Book 5845, page 899, Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

- 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: **3314 West End Avenue #404, 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.

Witness my/our hand(s) this the 30th DAY OF JUNE, 2015.

Mary G. Lassiter by John Gleaves, Attorney In fact

Robert H. Lassiter 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 MARY G. LASSITER AND ROBERT H. LASSITER, and who acknowledged he/she/they executed the same as the free act and deed of the said MARY G. LASSITER AND ROBERT H. LASSITER.

Witness my hand and official seal, this the 30th of June, 2015.

Notary Public
My Commission Expires: 10/18/16
(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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