THIS INSTRUMENT PREPARED BY: Mudter & Patterson An Association of Attorneys 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 32681-TD-2015	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $425,500.00. Affiant Subscribed and sworn to before me this 28TH day of October, 2015. Notary Public My Commission Expires:

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 23, 2016

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Rob R. Talisse and Joanne Billett 117 30th Avenue North, Unit 604 Nashville, TN 37203	RENASANT BANK 2001 PARK PLACE N. #1050 BIRMINGHAM, AL 35203	Map and Parcel No.: 104 02 0 W 604 00CO

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, Mark D. Thebaut, a married man ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rob R.Talisse and Joanne Billett, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 117 30th Avenue North, Unit 604, Nashville, TN 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that he 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

BILL GARRETT, Davidson County
Trans:T20150092790 DEEDWARR
Recvd: 10/30/15 15:38 3 pgs
Fees:18.00 Taxes:1574.35
20151030-0110839

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 the 23 day of October, 2015.

Mark D. Thebaut

Leslie T. Thebaut, wife of Mark D. Thebaut, joins in the execution of this instrument for the purpose of conveying all of her interest, marital or otherwise, in the subject property.

Leslie T. Thebaut

STATE OF Georgia

COUNTY OF Gwinnett

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark D. Thebaut and Leslie T. Thebaut, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23 day of October, 2015.

Notary Public

My Commission Expires: 1/21/18

MAYRA GOMEZ
NOTARY PUBLIC
My Commission Expires 01-21-2018
GWINNETT COUNTY, GEORGIA

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 604, together with the appurtenant interest in the common elements of West End Lofts II Condominium, a horizontal property regime established by Master Deed, appearing as Instrument No. 20030701-0091161, amended in Instrument No. 20050106-002529 Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed.

Being the same property conveyed to Mark D. Thebaut, married, by Warranty Deed dated December 31, 2004 from West End Lofts, II, LLC, a Tennessee limited liability company of record in Instrument Number 20050107-0002933, Register's Office for Davidson County, Tennessee.

Pursuant to terms of Paragraph 8 of the Master Deed, Grantor hereby allocates to Grantees parking spaces #22B and #27B as depicted on page 23 of Exhibit "D" to the Master Deed, described in Exhibit "A" hereto.

This conveyance is made subject to:

1. County taxes for the year 2016 and subsequent years. Map and Parcel No. 104 02 0 W 604 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for West End Lofts II Condominiums, of record in Instrument No. 20030701-0091161, amended in Instrument No. 20050106-002529, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 161, page 121, Register's Office for Davidson County, Tennessee.