WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
165 INDIAN LAKE BLVD, STE 106
HENDERSONVILLE, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Melissa D. Rogers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th day of May, 2016

Christine L. Kinsland
Notary Public

MY COMMISSION EXPIRES: 9.18.17
(AFFIX SEAL)

CHRISTINE L. KINSLAND
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 40 Burton Hills Blvd., Suite 200
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Thomas Diehl and Janice Diehl	New Owners	102-7A-32
(NAME)	(NAME)	
6728 Pennywell Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20160516

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Shawn F. Meehan and Eric D. Glasser,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Thomas Diehl and Janice Diehl, husband and wife**, 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 Apartment Unit No. D-2, of West Meade Condominium now known as The Avenue Nashville West, Inc. Condominiums, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5923, page 704, 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 Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of West Meade Condominium of record in Book 5200, page 430, said Register's Office, for a more complete identification and description of said Unit.

Being part of the same property conveyed to Shawn F. Meehan and Eric D. Glasser, each as to an undivided 1/2 interest by deed from Philip Lawrence Hester, dated December 15, 2014, of record in Instrument No. 20141217-0115491, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: a) 2016 Davidson County Taxes, which have been prorated and assumed by the Grantees; b) Subject to all matters as set forth per Plat Book 5200, page 430, Register's Office for said County; c) Master Deed establishing a Horizontal Property Regime of West Meade Condominium now known as The Avenue Nashville West, Inc. Condominiums, of record in Book 5923, page 704, as amended in Book 6277, page 653; Book 7333, page 415; Book 7333, page 418; Instrument No. 20120307-0020068; Instrument No. 20120724-0065040 and Instrument No. 20120817-0074026, Register's Office for said County, and By-Laws of record in Book 5923, page 740, said Register's Office; d) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4520, page 836, Register's Office for said County; e) Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 8808, page 872, Register's Office for said County.

This is not the principal lace of residence of the Grantors named herein.

This is improved property, known as 6680 Charlotte Pike, Unit D-2, Nashville, TN 37209.

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20160042021 DEEDWARR
Recvd: 05/19/16 08:57 2 pgs
Fees:13.00 Taxes:425.50
20160519-0049990

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 17th day of May, 2016

Shawn F. Meehan

Eric D. Glasser

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Shawn F. Meehan and Eric D. Glasser, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th of May, 2016.

Notary Public

CHRISTINE L. LIND
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires [redacted] 9.18.17

My Commission Expires: