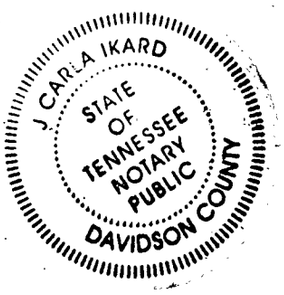
Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $470,000.00 Affiant Subscribed and sworn to before me, this the 7th day of July, 2016. Notary Public My commission expires: 1-8-19

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Rowdy G. Vass	Same as Above	
940 A Russell Street		082-16-0-L00-10-0CO
Nashville, TN 37206-3715		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NICOLE PIERSIAK, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROWDY VASS, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit A, of The Valentino, a Condominium, as established in Declaration of Covenants, Conditions and Restrictions establishing The Valentino, a Condominium, of record at Instrument No. 20130816-0086262 in the Register's Office of Davidson, Tennessee, to which Declaration of Covenants, Conditions and Restrictions reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to First Place Development, LLC by Quitclaim deed from Scott T. Sohr of record in Instrument No. 20091103-0101397 Register's Office for Davidson County, Tennessee, dated October 26, 2009 and recorded on November 03, 2009.

Being the same property conveyed to Nicole Piersiak, an unmarried woman by Warranty deed from First Place Development, LLC of record in Instrument No. 20140619-0053681 Register's Office for Davidson County, Tennessee, dated June 13, 2014 and recorded on June 19, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 940 Russell Street, Unit A Nashville, TN 37206-3715.

BILL GARRETT, Davidson County
Trans:T20160060160 DEEDWARR
Recvd: 07/13/16 15:35 2 pgs
Fees:13.00 Taxes:1739.00
20160713-0071973

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of July, 2016.

Nicole Piersiak

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nicole Piersiak, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of July, 2016.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017