THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 170512071**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $125,000.00. Affiant Subscribed and sworn to before me, this 13th day of June, 2017. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20170051465 DEEDWARR
Recvd: 06/16/17 09:49 2 pgs
Fees:13.00 Taxes:462.50
20170616-0060514

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Paul A. Ross P O Box 3474 Brentwood, TN 37024	New Owner	Tax Parcel ID No. 104-02-0A-008.00-CO

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, **William Bruce McDaniel, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paul A. Ross, unmarried**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 8 on the Plan of Acklen Place Condominiums, according to the Master Deed of record in Book 6045, Page 173, in the Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 5200, Page 503, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of such Unit.

Being the same property conveyed to William Bruce McDaniel by Warranty deed from Trace Curry and wife, Kelly Baker-Curry of record in Instrument No. 20010604-0057598 Register's Office for Davidson County, Tennessee, dated May 30, 2001 and recorded on June 04, 2001.

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.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page 503, Register's Office for Davidson County, Tennessee.

The premises herein 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; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property regime of Acklen Place, and recorded in Book 6045, page 173, Book

6561, page 954 and Book 11237, page 290, Register's Office for Davidson County, Tennessee.

This is improved property located at 201 Acklen Park Drive, Apt 8 Nashville TN 37203

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 13th day of June, 2017.

William Bruce McDaniel

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Bruce McDaniel, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of June, 2017.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018