THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170712621**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $259,500.00. Affiant Subscribed and sworn to before me, this 10th day of August, 2017. Notary Public My Commission Expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

WARRANTY DEED

Address New Owner: William Alex Cain 926 WOODLAND ST #109 Nashville TN 37206-3746	Send Tax Bills To: SWBC MORTGAGE CORP 9311 SAN PEDRO #100 SAN ANTONIO, TX 78216	Tax Information: Tax Parcel ID No. 082120A10900CO

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, **Brandon K. Schaefer, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William A. Cain, married man**, ("Grantees"), its 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. 109 of East End Lofts Condominium, 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 Establishing East End Lofts Condominium of record in Instrument Number 20060803-0094710, as amended by First Amendment to Master Deed Establishing East End Lofts Condominium of record as Instrument No. 20061018-0129171 in the 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 regime and buildings thereof; said unit being depicted on Exhibit "D" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "E" to said Master Deed.

Being the same property conveyed to Brandon K. Schaefer, unmarried by Warranty Deed from Sima M. Thakkar, unmarried, recorded on the 7th day of June, 2013 in Instrument No. 20130607-0057985, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plats recorded in Instrument No. 20060215-0018298 (East End Lofts, LLC); Paynes Addition recorded in Plat Book 21, Page 70 and M. Vaughn Plan recorded in Plat Book 21, Page 143.

BILL GARRETT, Davidson County
Trans:T20170069938 DEEDWARR
Recvd: 08/11/17 15:34 2 pgs
Fees:13.00 Taxes:960.15
20170811-0082717

Terms and provisions of the Articles of Incorporation of East End Lofts, LLC , recorded in Instrument No. 20051229-0156284.

Charter of East End Lofts Condominium Association, Inc. recorded at Instrument No. 20060803-0094709.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing EAST END LOFTS Condominium of record in Instrument No. 20060803-0094710 , as amended by instrument(s) of record in Instrument No. 20061018-0129171.

Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20050926-0115148.

Storm Water Detention Agreement recorded at Instrument No. 20050926-0115146.

This is improved property located at 926 WOODLAND ST #109 Nashville TN 37206-3746.

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 10th day of August, 2017.

Brandon K. Schaefer by Kelly Dougherty attorney in fact
Brandon K. Schaefer
By: Kelly Dougherty, 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, **Kelly Dougherty,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Brandon K. Schaefer,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 10th day of August, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018