NEW OWNER:

Brandon Brewer
3014 Hedrick Street #304
Nashville, TN 37203

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 18-0434

104-02-0T-304.00-CO

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 119646 **DEEDWARR**
07/24/2018 11:26:14 AM 3 pgs
Fees: $18.00 Taxes: $1,306.10

20180724-0072070

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Fifty-Three Thousand and 00/100 Dollars ($353,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JONATHAN SHAW, a single man** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **BRANDON BREWER, an unmarried man** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit No. 304, together with the appurtenant interest in the common elements of West End Lofts Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20000714-0069948, amended by First Amendment to Master Deed and Bylaws of West End Lofts Condominiums of record in Instrument No. 20010524 -0054282, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit " A" to the aforementioned Master Deed. Pursuant to Paragraph 8 of Master Deed of record in Instrument No. 20000714-0069948, Parking Space Number 27 is allocated to Unit 304, as depicted on page 13 of Exhibit " D" to the Master Deed. This unit is allocated to subsequent transferees pursuant to the Master Deed.

Being the same property conveyed to Jonathan Shaw, a single man by Warranty deed from Anne Nicholas Weiss, an unmarried woman of record in Instrument No. 20140730-0067883 Register's Office for Davidson County, Tennessee, dated July 28, 2014 and recorded on July 30, 2014.

Being also known as 3014 Hedrick Street #304 Nashville, Tennessee 37203.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 22nd day of **July, 2018.**

JONATHAN SHAW

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JONATHAN SHAW, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22ND day of **July, 2018.**

NOTARY PUBLIC

My commission expires: 10.6.21

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **353,000.00** .

AFFIANT

Sworn to and subscribed to before me this 22nd day of **July, 2018.**

NOTARY PUBLIC

My commission expires: 10.10.21

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY