THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P18-9669-BW

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF December, 2018

MY COMMISSION EXPIRES: ___
(AFFIX SEAL)

Karen Y Johnson Davidson County
Batch# 176793 DEEDWARR
12/21/2018 08:49:30 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20181221-0124191

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Ferrin		
3014 Hedrick Street Apt. 202	**NEW OWNER**	104-02-0T-202.00-CO
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Robert L. Umlauf and Mary Ann Skillman, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevin Ferrin and Debra Ferrin, 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 Unit Number 202, together with the appurtenant interest in the common elements of West End Lofts Condominiums, a horizontal property regime established by Master Deed, appearing as Instruments Number 20000714-0069948, as amended by First Amendment to Master Deed and By-Laws of West End Lofts of West End Lofts Condominiums, recorded as Instrument Number 20010524-0054282, Register's Office for Davidson County, Tennessee, said Unit being depicted on the condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed.

Together with Parking Space Number 23 as depicted on Page 13 of Exhibit "D" to the Master Deed, described in Paragraph 2, Exhibit "A" thereto.

Being the same property conveyed to Robert L. Umlauf and Mary Ann Skillman, husband and wife, as tenants by the entirety by Warranty deed from Diamond K. Interests, LP of record in Instrument No. 20160516-0048676 Register's Office for Davidson County, Tennessee, dated May 12, 2016 and recorded on May 16, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **3014 Hedrick Street Apt. 202, Nashville, TN 37203.**

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 we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our 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, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 18th day of December, 2018.

Robert L. Umlauf

Mary Ann Skillman

STATE OF Tennessee
COUNTY OF Macon

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert L. Umlauf** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 18th day of December, 2018.

My Commission expires: April 28, 2021

Conilla Robinson
Notary Public

CONILLA ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MACON

STATE OF Tennessee
COUNTY OF Macon

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mary Ann Skillman** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 18th day of December, 2018.

My Commission expires: April 28, 2021

Conilla Robinson
Notary Public

CONILLA ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MACON