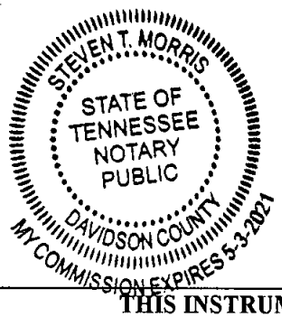
Karen Y Johnson Davidson County
Batch# 179970 DEEDWARRSP
01/02/2019 03:46:28 PM 2 pgs
Fees: $13.00 Taxes: $1,498.50
20190102-0000497

# Special Warranty Deed

| | |
|---|---|
|   | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $405,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 15th day of November, 2018.<br><br>Notary Public<br><br>My commission expires: 5-3-21 |

**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: |
|---|---|---|
| Marilyn O'Shea<br>James O'Shea | | |
| 957 Harbour Bay Dr. | New Owner | 104-02-3O-021.00-CO |
| Tampa, FL 33602 | | |

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, **WEC HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARILYN O'SHEA AND JAMES O'SHEA, WIFE AND HUSBAND,** 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 No. 3-1, together with an undivided percentage interest in the common areas, as established by Declaration of Condominium for 3116 West End Circle, a Condominium of record as Instrument No. 20170707-0068634, and being shown on Plat attached thereto as Exhibit "B", as amended in Instrument No. 20170720-0073707 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to WEC Holdings, LLC, a Tennessee limited liability company by Warranty deed from Charles S. McClendon, unmarried of record in Instrument No. 20150409-0031461 Register's Office for Davidson County, Tennessee, dated April 8, 2015 and recorded on April 9, 2015.

Being a portion of the same property conveyed to WEC Holdings, LLC, a Tennessee limited liability company by Warranty Deed from 3116 West End Circle Associates, LLC, a Tennessee limited liability company of record in Instrument No. 20150409-0031462 Register's Office for Davidson County, Tennessee, dated April 08, 2015 and recorded on April 09, 2015.

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.

The address of the herein described property is believed to be 3116 West End Circle, #310, Nashville, TN 37203 but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), his/her/their successors, heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s), but no others.

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 15th day of November, 2018.

WEC Holdings, LLC

Henry Woodard, Authorized Officer

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 Henry Woodard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Officer of WEC Holdings, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 15th day of November, 2018.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021