# WARRANTY DEED

State of Tennessee )
County of Davidson )

08-03-006-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $642,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th day of May, 2008

Notary Public

My Commission Expires: 01/03/11 (AFFIX SEAL)

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

**THIS INSTRUMENT WAS PREPARED BY**

**Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027**

| ADDRESS FOR NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL-NUMBERS |
|---|---|---|
| **J. ALAN DUGGER AND KIM B. DUGGER** | " NEW OWNER " | 104-9-P |
| (NAME) 1024 Heritage Woods | (NAME) | 202.00CO |
| (ADDRESS) Hendersonville, TN 37075 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

**FOR AND CONSIDERATION** of the sum of ten dollars ($10.00), 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, **SUZANNE BERCUT DAY, TRUSTEE(with full power to sell, transfer, convey, mortgage and/or encumber without the joinder of any beneficiary) of The Day Family Trust**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **J. ALAN DUGGER AND WIFE, KIM B. DUGGER**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 2B (and Parking Spaces No. 1, 2 and 3 and Storage Units No. 5 and 6 as limited common elements assigned by the Declarant appurtant to said unit), of the West End Condominiums, a Horizontal Property Regime, created Under Title 66, Chapter 27, Section 101 et seq., as amended in the Tennessee Code Annotated, and as established by Master Deed and By-Laws of record in Instrument No. 20040625-0075579 as amended in Instrument No. 200602240021515, in Instrument No. 200608010093612, in Instrument No. 20061003-0122488, and Supplement and Amendment No. 4 to the Master Deed of West End Condominiums of record in Instrument No. 20080514-0049606, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed.

BEING part of the same property conveyed to SUZANNE BERCUT DAY, TRUSTEE (with full power to sell, transfer, convey and/or encumber without the joinder of any beneficiary) of The Day Family Trust by Deed from Suzanne B. Day, Married of record in Instrument No. 20040625-0075578, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all 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; and is subject to the By-Laws for the administration 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, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of West End Condominiums, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Davidson County DEEDWARR
Recvd: 05/28/08 12:44 2 pgs
Fees:13.00 Taxes:2375.40
**20080528-0054260**

BEING unimproved ☐
Improved ☒ property known as: 3629 West End Avenue, Ste. 202, Nashville, TN, 37205.

(House Number) (Street) (City or Town) (State) (Zip)

**TO HAVE AND TO HOLD** the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF,** my hand, this 14th day of May, 2008.

**SUZANNE BERCUT DAY, TRUSTEE (with full power to sell, transfer, convey, mortgage and/or encumber without the joinder of any beneficiary) of The Day Family Trust**

By: Suzanne Bercut Day, Trustee
SUZANNE BERCUT DAY, TRUSTEE

STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SUZANNE BERCUT DAY, TRUSTEE (with full power to sell, transfer, convey, mortgage and/or encumber without the joinder of any beneficiary) of The Day Family Trust**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 14th day of May, 2008.

My Commission Expires: 01/03/11

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

~~DEE FILES KENNEDY~~ KR

State of Tennessee )
County of Davidson )

Personally appeared before me, the undersigned, a Notary Public for this county and state, ~~DEE FILES KENNEDY~~ Karen Russell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/03/11

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON