BILL GARRETT, Davidson County 0110
Trans:T20090087576 DEEDWARR
Recvd: 12/30/09 13:02 2 pgs
Fees:13.00 Taxes:666.00

20091230-0118471

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF DECEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Matthew Stephens | XNEW OWNER | 104-09-0-G-042-00-CO |
| (NAME) 141 West End Place | (NAME) Bank of America,NA 801 Crescent Centre Dr. | |
| (ADDRESS) Nashville, TN 37205 | (ADDRESS) Ste. 510 Franklin, TN 37067 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, James M. Hutchings, married***, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Matthew Stephens, unmarried**, hereinafter called the grantee(s), 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. 42, Building C, West End Place Condominiums, as shown in Exhibit B to the Master Deed establishing a Horizontal Property Regime of Park Circle Condominiums (n/k/a West End Place Condominiums), of record in Master Deed Book 6809, Page 569, amended in Book 9992, Page 744, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association.

Being the same property conveyed to James M. Hutchings by Deed from Earlene James, dated July 18, 2003, filed for record on August 22, 2003 in Instrument 20030822-0122118, Register's Office for Davidson County, Tennessee.

*Said property is not the marital residence of said seller.

Taxes for the year 2010 and subsequent years, a lien, not yet due and payable.

Restrictive Covenants of record in Deed Book 6809, Page 569, Book 9992, Page 744, and Book 8834, Page 727, said Register's Office.

Master Deed of record in Book 6809, Page 569, amended in Book 9992, Page 744, said Register's Office.

By-Laws of record in Book 6809, Page 569, and Book 9992, Page 744, said Register's Office.

Charter of Park Circle Condo Association (n/k/a West End Place Condo) of record in Book 6820, Page 916, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 141 West End Place, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hands this 28 day of December, 2009.

James M. Hutchings

STATE OF Arizona
COUNTY OF Maricopa

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, James M. Hutchings, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 28 day of December, 2009.

Commission expires: 11/21/10

Notary Public

OFFICIAL SEAL
BRIAN . McGRATH
NOTARY PUBLIC - State of Arizona
MARICOPA COUNTY
My Comm. Expires Nov. 21, 2010

**File Number: 291200110**
**RETURN TO:**
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027