BILL GARRETT, Davidson County
Trans:T20100020364 DEEDWARR
Recvd: 04/07/10 11:27 2 pgs
Fees:13.00 Taxes:1480.00
20100407-0026095

This instrument prepared by: Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 11th day of March, 2010, by and between Robert H Braswell and Barbara L Braswell, husband and wife, party of the first part, and Timothy Balch and Linda Balch, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

TRACT I:
Land in Davidson County, Tennessee, Being Unit 203, together with the appurtenant interest in the common elements of The West End, a condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20080401-0032619, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed Establishing The West End of record as Instrument No. 20080408-0035628, Register's Office for Davidson County, Tennessee, as further amended by Second Amendment to Master Deed Establishing The West End as Instrument No. 20090512-0043586, Register's Office for Davidson County, Tennessee, and as further amended by Amendment to Second Amendment to Master Deed Establishing The West End as Instrument No. 20090921-0087974, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

Together with Parking Space Number 74, which is assigned as a Limited Common Element appurtenant to the above described Unit, as set forth and defined in the Master Deed.

Being all or part of the same property conveyed to Robert H Braswell and Barbara L. Braswell by virtue of that certain Special Warranty Deed dated January 14, 2010, at Instrument No. 20100115-0004031 in the Register's Office of Davidson County, Tennessee. Being previously conveyed to West End Partners, LLC by Warranty Deed at Instrument No. 20050927-0116039, dated September 20, 2005, in the said Register's Office.

TRACT II:
Parking Space Number 72, which is assigned as a Limited Common Element appurtenant to Unit 203 of The West End, a condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20080401-0032619, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed Establishing The West End of record as Instrument No. 20080408-0035628, Register's Office for Davidson County, Tennessee, as further amended by Second Amendment to Master Deed Establishing The West End as Instrument No. 20090512-0043586, Register's Office for Davidson County, Tennessee, and as further amended by Amendment to Second Amendment to Master Deed Establishing The West End as Instrument No. 20090921-0087974, Register's Office for Davidson County, Tennessee, and all exhibits thereto, as now or hereafter amended, and all instruments referred to therein as set forth in the Master Deed.

Being all or part of the same property conveyed to Robert H Braswell and Barbara L. Braswell by virtue of that certain Special Warranty Deed dated March 4, 2010, at Instrument No. 20100304-0016810 in the Register's Office of Davidson County, Tennessee. Being part of the same property conveyed to West End Partners, LLC by Warranty Deed at Instrument No. 20050927-0116039, dated September 20, 2005, in the said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2010 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Robert H. Braswell
Robert H Braswell

Barbara L Braswell
Barbara L Braswell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Robert H Braswell and Barbara L Braswell, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of March, 2010.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Timothy Balch and Linda Balch

110 31st Avenue North, Unit 203
Nashville, TN 37203

Tax Parcel No 104024C 00900CO

Property Address: 110 31st Avenue North
Unit 203
Nashville, TN 37203

MAIL TAX BILLS TO: Timothy and Linda Balch

110 31st Avenue North
Unit No 203, Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $400,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 11th day of March, 2010.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY