THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20110010026 DEEDWARR
Recvd: 02/17/11 10:14 2 pgs
Fees:13.00 Taxes:3330.00

20110217-0013477

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 900,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF February 2010

Notary Public

MY COMMISSION EXPIRES: May 5. 2012

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
West End Residence Trust	New Owner	MAP 104-09-0R
3821 West End Avenue #201		PARCEL 201.00CO
Nashville, TN 37205		
(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, **Susanne J. Ward and husband James W. Ward, Jr.**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **R. L. Moore, Trustee of the West End Residence Trust**

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 No. 201 as described in Exhibit B to the Master Deed of The Southgate Condominiums, of record in Instrument No. 200303070026322, amended in Instrument No. 200706060068095 and Instrument No. 200806160061599, Registers office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Susanne J. Ward and husband James W. Ward, Jr., by Quitclaim Deed from 3821 West End Avenue Developers, LLC, a Tennessee limited liability company of record in Instrument No. 200712180145248, Registers office for Davidson County, Tennessee, dated December 14, 2007. And being the same property conveyed to Susanne J. Ward and husband James W. Ward, Jr., by deed from 3821 West End Avenue Developers, LLC, a Tennessee limited liability company of record in Instrument No. 200807140071936, Registers office for Davidson County, Tennessee, dated June 26, 2008.

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 **3821 West End Avenue #201, Nashville, TN 37205.**

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 _____ hand( ) this the 11TH day of February, 2011.

Susanne J. Ward

Susanne J. Ward

James W. Ward, Jr.

James W. Ward, Jr.

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Susanne J. Ward** 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_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 11TH day of February, 2011.

My Commission expires: SEP. 14, 2011

Notary Public

NOTARY PUBLIC-STATE OF FLORIDA
Alexa Horak
Commission # DD699381
Expires: SEP. 14, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James W. Ward, Jr.** 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_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 11TH day of February, 2011.

My Commission expires: SEP. 14, 2011

Notary Public

NOTARY PUBLIC-STATE OF FLORIDA
Alexa Horak
Commission # DD699381
Expires: SEP. 14, 2011
BONDED THRU ATLANTIC BONDING CO., INC.