WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,900.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF June, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DAVID DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

G-VRES-11-121

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David M. Baldwin	David M. Baldwin	
121 West End Place	(NAME) 121 West End Place	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	104-09-0G-023.00 CO
(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, we JOSEPH E. HALL , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID M. BALDWIN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING UNIT NO. 23, PARK CIRCLE CONDOMINIUMS, AS SHOWN IN EXHIBIT "B" TO THE MASTER DEED ESTABLISHING HORIZONTAL PROPERTY REGIME OF PARK CIRCLE CONDOMINIUMS, OF RECORD IN BOOK 6809, PAGES 610-620, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ALONG WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS THERETO OF 1.06078% AND SUBJECT TO ALL TERMS AND CONDITIONS OF SAID MASTER DEED AND BY-LAWS ESTABLISHED A HORIZONTAL PROPERTY REGIME FOR PARK CIRCLE CONDOMINIUMS OF RECORD IN BOOK 6809, PAGE 569, AMENDED TO CHANGE NAME TO WEST END PLACE IN BOOK 9992, PAGE 744, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JOSEPH E. HALL, UNMARRIED BY WARRANTY DEED FROM FRANK MUSIEK AND WIFE, SHEILA MUSIEK, RECORDED ON THE 18TH DAY OF JUNE, 2008 IN INSTRUMENT NO. 20080618-0062726, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID JOSEPH E. HALL HAVING SINCE MARRIED. ANN HALL JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL MARITAL INTEREST SHE MAY HAVE TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE MASTER DEED "EXHIBIT B" OF RECORD IN BOOK 6809, PAGE 569; RESTRICTIONS OF RECORD IN BOOK 6809, PAGE 569 AMENDED IN BOOK 8834, PAGE 727; BY-LAWS OF RECORD IN BOOK 6809, PAGE 569 (EXHIBIT D); CHARTER OF RECORD IN BOOK 6820, PAGE 916; MASTER DEED OF RECORD IN BOOK 6809, PAGE 569 AND AMENDED TO CHANGE NAME TO WEST END PLACE OF RECORD IN BOOK 9992, PAGE 744 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 121 West End Place, Nashville, Tennessee 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), their 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), 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.

BILL GARRETT, Davidson County
Trans:T20110039187 DEEDWARR
Recvd: 06/30/11 10:35 2 pgs
Fees:13.00 Taxes:602.73

20110630-0050064

Witness my/our hand(s) this 24th day of June, 2011.

Joseph E. Hall

Ann Elizabeth Davis Hall by Joseph E. Hall
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph E. Hall the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of June, 2011.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

On this the 24th day of June, 2011, before me personally appeared Joseph E. Hall to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ann Elizabeth Davis Hall and who acknowledged he executed the same as the free act and deed of the said Ann Elizabeth Davis Hall.

Witness my hand and official seal, this the 24th day of June, 2011.

Notary Public

My Commission Expires: 5-2014

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903