File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20120003747 DEEDWARRSP
Recvd: 01/17/12 12:46 2 pgs
Fees:13.00 Taxes:2220.00
20120117-0004483

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref(DM) Title No: 51150
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
William M. Conder Stephanie L. Conder 110 31st Avenue N., Unit 601 Nashville, Tennessee 37203	Nashville Bank & Trust 4525 Harding Road, Suite 300 Nashville, Tennessee 37205

TAX MAP-PARCEL NUMBERS: 104024CO3900CO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$600,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **West End Partners, LLC, a Tennessee limited liability company**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William M. Conder and Stephanie L. Conder** * hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 601, 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 Park Space Number P2-4 and P2-5 and Storage Space Number P1-20 which are assigned as Limited Common Elements appurtenant to the above-described Unit, a set forth and defined in the Master Deed.

Being part of the same property conveyed to West End Partners, LLC by Warranty Deed from H. David Smith, as Trustee for the Smith Family Partnership, a Tennessee general partnership, dated September 20, 2005 and recorded on September 27, 2005, of record as Instrument No. 20050927-0116039, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2012, and subsequent years; The Plan, with Owner's Certificate, of record as depicted on Exhibit "B" to the Master Deed of record as Instrument No. 20080401-0032619, amended by Instrument Nos. 20080408-0035628, 20090512-0043586 and 20090921-0087974 Register's Office for Davidson County, Tennessee, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Instrument No. 20080401-0032619, amended by Instrument Nos. 20080408-0035628, 20090512-0043586 and 20090921-0087974 said Register's Office, which submits said property to a Horizontal Property Regime pursuant to

* William M. Conder and Stephanie L. Conder are husband and wife

the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters; Bylaws of the West End Condominium Association of record as Instrument No. 20080401-0032619, Register's Office for Davidson County, Tennessee; Applicable zoning ordinances and all other restrictions and regulations imposed by government authorities; Agreement for Dedication of Easements for Storm Drainage of record as Instrument No. 20051013-0123589, Register's Office for Davidson County, Tennessee; Application to Combine Parcels of record as Instrument No. 20051123-0141766, Register's Office for Davidson County, Tennessee; Article of Conversion to LLC of record as Instrument No. 20050921-0113643, Register's Office for Davidson County, Tennessee; All other covenants, terms, provisions, conditions, reservations, restrictions, agreements and easements of record which affect the Unit.

This is improved property, known as: 110 31st Ave North, Unit 601, Nashville, Tennessee 37203

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

WITNESS THE EXECUTION HEREOF this 12th day of January, 2012.

West End Partners, LLC, a Tennessee limited liability company

By: John C. Hayes, Jr.
Title: Managing Member

State of TENNESSEE
County of DAVIDSON

Before me, the undersigned, personally appeared **John C. Hayes, Jr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Managing Member of West End Partners, LLC, a Tennessee limited liability company**, the within named bargainor, a limited liability company, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Davidson Tennessee this the 12th day of January, 2012.

Notary Public

My Commission Expires: W. LEE CORBETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 20, 2014

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $600,000.00

Affiant

Sworn and subscribed before me this the 12th day of January, 2012.

Notary Public

My Commission Expires: CHRISTY HARVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015