THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30606-05-2012** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,300,000.00. Affiant Subscribed and sworn to before me this 17th day of May, 2012. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: Sarah Rhyne Pierce Edgar H. Pierce, Jr. 110 31st Ave. N., Apt. 1002 Nashville, TN 37203	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 104 024 C 09500 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Buddy Wayne Knox, Wendy Sue Knox (now Severance) and Michael Kelly Knox, Devisees under the Last Will and Testament of Glenda Earl Bell** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Sarah Rhyne Pierce and husband, Edgar H. Pierce, Jr.** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 110 31st Avenue North, Apt. 1002, Nashville, TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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:T20120036660 DEEDWARR
Recvd: 05/18/12 09:35 3 pgs
Fees:18.00 Taxes:4810.00
20120518-0043132

IN WITNESS WHEREOF, Grantor has executed this instrument on the 17th day of May, 2012.

Buddy Wayne Knox by Turner Snodgrass
Buddy Wayne Knox
BY: Turner Snodgrass, Attorney-In-Fact

Wendy Sue Knox Severance by Turner Snodgrass
Wendy Sue Knox Severance
BY: Turner Snodgrass, Attorney-In-Fact

Michael Kelly Knox by Turner Snodgrass
Michael Kelly Knox
BY: Turner Snodgrass, 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, aforesaid, Turner Snodgrass, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged the he is the Attorney-In-Fact for the said **Buddy Wayne Knox and Wendy Sue Knox (now Severance), and Michael Kelly Knox**, and is authorized by the said Buddy Wayne Knox, Wendy Sue Knox (now Severance) and Michael Kelly Knox, to execute this instrument on their behalf.

Witness my hand, at office, this 17th day of May, 2012.

Notary Public

GEORGE E. MUSTER JR.
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1002, together with the appurtenant interest in the common elements of The West End, a horizontal property regime established by Master Deed of record in 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, as further amended by Second Amendment to Master Deed establishing The West End as Instrument No. 20090512-0043586, and as further amended by Amendment to Second Amendment to Master Deed establishing The West End as Instrument No. 20090921-0087974, said Register's Office, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Together with Parking Space Numbers 42 and 43 and Storage Space Number P2-5, which are assigned as Limited Common Elements appurtenant to the above-described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to Glenda E. Bell, by Special Warranty Deed from West End Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20100208-0010122, Register's Office for Davidson County, Tennessee. Glenda E. Bell died on September 14, 2011. By her will, of record in Docket No. 11P1400, Davidson County Probate Court Clerk's Office, subject property was devised to her three children, Wendy Sue Knox(now Severance), Buddy Wayne Knox and Michael Kelly Knox.

This conveyance is made subject to:

1. Taxes for the year 2012, a lien, which have been prorated and assumed by the Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The West End, of record in Instrument No. 20080401-0032619, as amended in Instrument No. 20080408-0035628, Instrument No. 20090512-0043586, and Instrument No. 20090921-0087974, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 57, page 46, Register's Office for Davidson County, Tennessee.
5. Easement for storm drainage of record in Instrument No. 20051013-0123589, Register's Office for Davidson County, Tennessee.
6. Storm water detention agreement of record in Instrument No. 20051013-0123588, Register's Office for Davidson County, Tennessee.