WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120040300 DEEDWARR
Recvd: 06/01/12 11:23 2 pgs
Fees:13.00 Taxes:999.00
20120601-0047596

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $270,000.00.

Affiant

Subscribed and sworn to before me this 24th day of May, 2012

Notary Public
My Commission expires: 3.21.16
(Affix Seal)

M. KRISTIN SELPH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
April L Blue	Tennessee Bank & Trust	104-01-0-F-016.00CO
336 Sylvan Park Lane	4007 Hillsboro Rd.	
Nashville, TN 37209	Nashville, TN 37215	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Joseph F. Putnam, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **April L Blue, unmarried,** her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 16, West End Station Condominiums. as established under Master Deed of record in Instrument Number 20070712-0083315 and amended in Instrument Nos. 20071220-03146057, 20080919-0095641, 20081029-0108160, and 20090825-0080074, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said Unit.

Being the same property conveyed to Joseph F. Putnam, unmarried, by deed from West End Station, LLC, a Tennessee limited liability company, on November 24, 2008, of record in Instrument Number 20081126-0115885, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Instrument Number 20070712-0083315 and amended in Instrument Nos. 20071220-03146057, 20080919-0095641, 20081029-0108160, and 20090825-0080074, Register's Office for Davidson County, Tennessee
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20070712-0083315, amended in Instrument Number20071220-0146057, and Instruemtn Number20080919-0095641, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Instrument Number 20080805-0080550, Register's Office for Davidson County, Tennessee.
- Easement to City of Nashville of record in Book 1851, page 222, Register's Office for Davidson County, Tennessee.
- Easement for Storm Drainage of record in Instrument Number 20070425-0049073, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer, Storm Drainage , Water Mains, Pumps and Appurtenances of record in Instrument Number 20080421-0040206, and Instrument Number 20080505-0046041, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20070424-0049064, and Instrument Number 20080505-045999, Register's Office for Davidson County, Tennessee.

This is improved property known as: **336 Sylvan Park Lane, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this May 24, 2012.

Joseph F. Putnam

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Joseph F. Putnam, unmarried** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 24, 2012

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY