WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF June, 2012.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

R-VRES-12-3314

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
Bobby Towns	Bobby and Lynette Towns	
3314 West End Avenue #203 (ADDRESS)	3939 Woodlawn Drive (ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Nashville, TN 37205 (CITY) (STATE) (ZIP)	104-6-B-203.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we LINDA W. COPAS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BOBBY TOWNS AND WIFE, LYNETTE TOWNS, 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:

A CERTAIN CONDOMINIUM LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 203 OF WEST END PARK F/K/A PARK ROAD CONDOMINIUM, A CONDOMINIUM DEVELOPMENT ESTABLISHED PURSUANT TO THE PROVISION OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ. OF THE TENNESSEE CODE ANNOTATED, UNDER THE MASTER DEED ESTABLISHING THE PARK ROAD CONDOMINIUM OF RECORD IN BOOK 5845, PAGE 831, AS AMENDED IN INSTRUMENT NUMBER 20071213-0143676, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF, AND THE BY-LAWS FOR THE ADMINISTRATION THEREOF, AND ALL EASEMENTS, RIGHTS, AND INTEREST IN FAVOR OF OTHER UNIT OWNERS, AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE, AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH, OR UPON THE LAND EMBRACING THE REGIME AND BUILDINGS THEREOF; SAID UNIT BEING DEPICTED ON THE PLAT FILED OF RECORD IN BOOK 5200, PAGE 390, SAID REGISTER'S OFFICE; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND VOTING PERCENTAGE AS SET FORTH IN EXHIBIT TO SAID MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL L. COPAS BY DEED FROM JOHN H. NOEL III, TRUSTEE OF RECORD AT BOOK 8196, PAGE 410, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 7, 1990. THE SAID MICHAEL L. COPAS HAVING SINCE DIED ON DECEMBER 23, 2008. HIS ESTATE HAVING BEEN PROBATED IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE (PROBATE DIVISION) UNDER DOCKET NO. 09P-31 AND TITLE VESTED IN LINDA W. COPAS, HIS ONLY HEIR. SEE ALSO AFFIDAVIT OF INHERITANCE OF REAL ESTATE FILED IN INSTRUMENT NUMBER 20100217-0012126, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 5200, PAGE 390; BOOK 5845, PAGE 831 AND AMENDED IN INSTRUMENT NO. 20071213-0143676; BOOK 5845, PAGE 874; BOOK 5845, PAGE 824; INSTRUMENT NO. 20071221-0146695; INSTRUMENT NO. 20020830-0105416; BOOK 5845, PAGE 899, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 3314 West End Avenue #203, Nashville, Tennessee 37203
(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:T20120048943 DEEDWARR
Recvd: 07/03/12 10:12 2 pgs
Fees:13.00 Taxes:666.00
20120703-0058347

Witness my/our hand(s) this 29th day of June, 2012.

Linda Copas

Linda W. Copas *

*one and the same as Linda Copas

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Linda W. Copas,*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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of June, 2012.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
MARY FRANCES RUDY
DAVIDSON COUNTY

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