Return To:
Fearnley & Califf, PLLC
25 Century Blvd
Suite 212
Nashville, TN 37214

BILL GARRETT, Davidson County
Trans:T20120068857 DEEDWARR
Recvd: 09/13/12 09:48 2 pgs
Fees:13.00 Taxes:476.93
20120913-0083049

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 128,900.00

Affiant

Subscribed and sworn to before me, this 12th day of September, 2012.

Notary Public

My commission expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JOEL A EMERSON **ANN M BASSETT**	owners at property address	**104020F01200CO**
3204 WEST END CIRCLE APT 12		
NASHVILLE, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

CARL E SNODGRASS and CELIA P SNODGRASS, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOEL A EMERSON and ANN M BASSETT, MARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 12 of West End Square Condominiums created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6686, page 648, as amended in Book 6712, page 739, Book 6780, page 353, and further amended in Book 7114, page 388, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the Plat of West End Square Condominiums of record in Book 6250, page 828, said Register's Office, for a more complete identification and description of such Unit.

BEING THE SAME PROPERTY CONVEYED TO CARL E SNODGRASS AND CELIA P SNODGRASS, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY WARRANTY DEED FROM KIM E RICHEY DATED 06/18/12 AND RECORDED ON 06/21/12 IN INSTRUMENT NO. 20120621-0054504, SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO KIM E RICHEY BY SPECIAL WARRANTY DEED FROM SOVRAN BANK/CENTRAL SOUTH, A TENNESSEE BANKING CORPORATION DATED 01/11/90 AND RECORDED ON 01/12/90 IN BOOK 8025, PAGE 216, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Master Deed of record in Book 6686, page 648, as amended in Book 6712, page 739,
Book 6780, page 353, and further amended in Book 7114, page 388, Regis-tees Office for Davidson County, Tennessee..

This is improved (__X__) unimproved (____) property known as 3204 WEST END CIRCLE APT 12, NASHVILLE, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

Witness my/our hand(s) this 12th day of September, 2012.

CARL E. SNODGRASS

CELIA P. SNODGRASS

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public of said County and State, CARL E. SNODGRASS and CELIA P. SNODGRASS, the within named Grantors, 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, at office, this 12th day of September, 2012.

Notary Public

My Commission Expires: 8.16.14

Anna E. Rowland
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County