WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/08/12 12:13 2 pgs
Fees:13.00 Taxes:2645.50
20121008-0091941

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $715,000.00

Affiant

K CLOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF OCTOBER, 2012

Notary Public

COMMISSION EXPIRES: 1-5-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melville M. Barnes Jr.	Same As New Owner	104024CO4400
(NAME)	(NAME)	
110 3rd Avenue Unit 606		
(ADDRESS)	(ADDRESS)	2012-0879
Nashville TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, Fred J. Duke, Jr. and Latresa G. Duke, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melville M. Barnes Jr., 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:

A Certain Condominium located in Davidson County, Tennessee, being Unit No. 606 of The West End, 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, of the Tennessee Code Annotated under the Master Deed establishing The West End of record in Instrument 200804010032619, amended in Instrument 200804080035628, Instrument 200905120043586 and 200909210087974 in the Register's Office for Davidson County, Tennessee and subject to the provisions and requirements thereof and the By-Laws of the administration thereof, and all easements, rights and interests 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 units being depicted on Exhibit "B" to said Master Deed, together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "D" to said Master Deed. Together with Parking Space Numbers 121 and 122 and Storage Space P1-7 which are assigned as limited Common Elements appurtenant to the above described unit, as set forth and defined in Master Deed.

Being the same property conveyed to Fred J. Duke, Jr. and wife, Latresa G. Duke by Special Warranty Deed from West End Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20091230-0118669 conveyance dated December 30, 2009, Register's Office of Davidson County, Tennessee, and by Deed of Correction in Instrument No. 20100604-0043544, Register's Office for Davidson County, Tennessee, dated June 1, 2010.

Being part of the same property conveyed to West End Partners LLC, a Tennessee general partnership by Warranty Deed from H. David Smith, as Trustee for the Smith Family Partnership, a Tennessee general partnership, of record at Instrument No. 20050927-0116039, Register's Office for Davidson County, Tennessee, dated September 20, 2005. The said West End Partners, LLC, a Tennessee general partnership is now known as West End Partners, LLC, a Tennessee limited liability company as evidenced by Articles of Conversion of record in Instrument No. 20050921-0113643, Register's Office for Davidson County, Tennessee, said Register's Office.

Subject to: Property taxes for the year 2013 and subsequent years. All matters shown on the Plan of record in Book 57, page 46, Register's Office for Davidson County, Tennessee. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The West End of record in Instrument Number 200804010032619, amended in Instrument 200804080035628, Instrument 200905120043586 and Instrument 200909210087974, Register's Office for Davidson County, Tennessee. All matters shown on the Plan of the West End attached as Exhibit "B" to the aforementioned Master Deed in Instrument 200804010032619, as amended. Charter in Instrument 201011050089042, Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement in Instrument 200510130123588, Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Storm Drainage in Instrument 200510130123589, Register's Office for Davidson County, Tennessee. Application to combine parcels in Instrument 200511230141766, Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 110 31st Avenue, Unit 606, Nashville, TN 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 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 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 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 5TH DAY OF OCTOBER, 2012.

Fred J. Duke, Jr.

Latresa G. Duke

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Fred J. Duke, Jr., and Latresa G. Duke, with whom I am personally acquainted (or provided 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 5th day of October, 2012.

Notary Public

My Commission Expires: 9/5/16

(SEAL)

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson
Personally appeared before me, Jackie Lampley, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/14/2013

JACKIE LAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-14-2013