BILL GARRETT, Davidson County
Trans:T20130055796 DEEDWARR
Recvd: 07/01/13 14:42 2 pgs
Fees:13.00 Taxes:1106.30
20130701-0067759

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF June, 2013.

Notary Public

CHARLES SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-8-2016

MY COMMISSION EXPIRES: (AFFIX SEAL)

WARRANTY DEED

G-VRES-13-116

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
Carrie E. Rohling	Wells Fargo Bank, NA	
116 36th Avenue North (ADDRESS)	1525 WWT Harris Blvd. (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Charlotte, NC 28262 (CITY) (STATE) (ZIP)	104-1-F-43.00 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, we ELIZABETH C. ROBERT, UNMARRIED , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CARRIE E. ROHLING, A SINGLE PERSON , 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 43, WEST END STATION CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20070712-0083315, AMENDED IN INSTRUMENT NOS. 20071220-0146057, 20080919-0095641, 20081029-0108160 AND 20090825-0080074, IN THE REGISTER'S OFFICE, 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 ELIZABETH C. ROBERT, UNMARRIED BY WARRANTY DEED FROM WEST END STATION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 2ND DAY OF DECEMBER, 2009 IN INSTRUMENT NO. 20091202-0110438, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH ON THE PLAT OF RECORD IN PLAT BOOK 421, PAGE 109; CHARTER OF THE HOA OF RECORRD IN INSTRUMENT NO. 20080805-0080550; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20070712-0083315 AS AMENDED IN INSTRUMENT NOS. 20071220-0146057, 20080919-0095641, 20081029-0108160 AND 20090825-0080074; EASEMENTS OF RECORD IN INSTRUMENT NO. 20070425-0049073, BOOK 1851, PAGE 222, INSTRUMENT NO. 20080421-0040206, INSTRUMENT NO. 20080505-0046041; STORMWATER DETENTION AGREEMENTS OF RECORD IN INSTRUMENT NOS. 20070425-0049064 AND 20080505-0045999; APPLICATION OF RECORD IN INSTRUMENT NO. 20070606-0067812 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 116 36th Avenue North, Nashville, Tennessee 37209
(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.

Witness my/our hand(s) this 28th day of June, 2013.

Elizabeth C. Robert by Laura Mitchell,
Attorney in Fact

Elizabeth C. Robert by Laura Mitchell,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared LAURA MITCHELL to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ELIZABETH C. ROBERT and who acknowledged she executed the same as the free act and deed of the said ELIZABETH C. ROBERT.

Witness my hand and official seal, this the 28th day of June, 2013.

Notary Public
My Commission Expires: _____

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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