WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $311,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 12TH DAY OF JULY, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES

PAM S. HOUSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-08-2016

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-P5624 WILLIAMS

ADDRESS OF NEW OWNER	SEND TAX BILLS TO: If left blank please use the address of the new owner	MAP-PARCEL
Kathryn Williams	Same	104024A10400CO
3102 West End Circle #104		
Nashville, TN 37203		

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

MICHAEL T. POST*, A MARRIED MAN

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

KATHRYN WILLIAMS

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

SEE EXHIBIT "A"

This is property known as 3102 West End Circle #104, 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 GRANTEE(S), their heirs and/or 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/or 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 hand on the 12th day of July, 2013.

Michael T. Post

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, MICHAEL T. POST, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 12th day of July, 2013.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC COUNTY Expires 03-27-2016

BILL GARRETT, Davidson County
Trans: T20130061003 DEEDWARR
Recvd: 07/17/13 14:51 2 pgs
Fees: 13.00 Taxes: 1152.55

20130717-0074038

EXHIBIT A - LEGAL DESCRIPTION

A certain condominium unit in Davidson County, Tennessee, being Unit No. 104 of the 3102 West End Circle Condominiums as established by the Master Deed of record as Instrument No. 20050405-0037200, as amended, in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, said Unit No. 104 being shown as part of Exhibits "E-1" and "E-2" of said Master Deed.

Being the same property conveyed by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company to Michael T. Post*, an unmarried man as recorded on the 18th day of January, 2007 in Instrument No. 20070118-0007192 and Scrivener's Affidavit in Instrument No. 20071205-0140859, in the Register's Office of Davidson County, Tennessee.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 3102 WEST END CIRCLE, as recorded in Plat Book 421, Page(s) 82 thru 83 and Instrument No. 20060616-0072004, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 571, Page 465 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WEST END PARK Condominium of record in Book 6991, Page 914 ; also subject to 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 building thereon.

f. Charter of West End Park Condominium Homeowners' Association, Inc. recorded in Book 9970, Page 743.

g. Easement recorded in Book 778, Page 343.

h. Easement recorded in Instrument No. 20050715-0082454.

i. Easement recorded in Instrument Nos. 20050715-0082455 and 20060912-0112730.

j. Notice of Completion recorded at Instrument No. 20070118-0007191.

k. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 3102 WEST END CIRCLE Condominium of record in Instrument No. 20050405-0037200,supplemented at Instrument No. 20060419-0044895 , as amended by instrument(s) of record in Instrument No. 20061018-0129536; also subject to 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 building thereon.

l. Storm Water Detention Agreement recorded at Instrument Nos. 20050630-0075316 and 20060911-0111952.

m. Charter of the 3102 West End Circle Condominium recorded at Instrument No. 20050408-0038974.

n. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

o. Easement granted to BellSouth Telecommunications, Inc. recorded in Instrument No. 20060629-0078073.