| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter & Patterson**<br>**An Association of Attorneys**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 31311-07-2013** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $244,900.00.<br><br>Tracy Perry<br>Affiant<br><br>Subscribed and sworn to before me this 31st day of July, 2013.<br><br>Notary Public<br><br>My Commission Expires: 3/21/17 |

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>April Kirchen<br>3626 West End Avenue, #204<br>Nashville, TN 37205 | **Send Tax Bills To:**<br>New Owner | **Tax Information:**<br>Map and Parcel No.:<br>104 090 H 01000 CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jessica D. Lampley, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **April Kirchen** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3626 West End Avenue, #204, Nashville, TN 37205

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 31st day of July, 2013.

Jessica D. Lampley

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jessica D. Lampley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2013.

Notary Public

My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20130067222 DEEDWARR
Recvd: 08/06/13 09:40 2 pgs
Fees:13.00 Taxes:906.13

20130806-0082032

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 204, together with the appurtenant interest in the common elements of Richland House Condominiums, a horizontal property regime established by Master Deed, of record in Book 7380, page 470, amended in Book 11545, page 870, Instrument No. 20000331-0032315, Instrument No. 20000403-0032872 and Instrument No. 20010614-0062797, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Jessica D.Lampley, unmarried, by deed from Dr. Rachel A.Biber, married, and Dr. Robert J.Biber and Mary Biber, married, of record as Instrument No. 20120615-0052602, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2013, being prorated by the parties and assumed by the Grantees.
2. By-Laws of Richland House Condominiums, of record in Book 8708, page 501, Register's Office for Davidson County, Tennessee.
3. Charter of Incorporation of Richland House Condominiums of record in Book 7409, page 646, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Richland House Condominiums, of record in Book 7380, page 470, amended in Book 11545, page 870, Instrument No. 20000331-0032315, Instrument No. 20000403-0032872 and Instrument No. 20010614-0062797, Register's Office for Davidson County, Tennessee. Appointment of Successor Trustee of record in Book 10562, page 344, said Register's Office.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.