WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130103282 DEEDWARR
Recvd: 12/10/13 13:52 3 pgs
Fees:18.00 Taxes:773.30

20131210-0125213

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of November, 2013.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Adam S. Bryan	Total Mortgage Services	104020D00800CO
(NAME)	(NAME)	
3110 West West End Circle, Condominium 8	326 West Main Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203-1124	Milford, CT 06460	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Anthony Conte and wife, Carla Conte**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Adam S. Bryan**, hereinafter called the GRANTEE(S), their heirs and/or 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. 8, as shown on the plan of 3110 West End Circle Condominiums, a Horizontal Property Regime, filed as Exhibit B to and established by the Master Deed of record in Book 6875, Page 613, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Anthony Conte and wife, Carla Conte by Deed from Primacy Closing Corporation, dated 08/10/2006 and filed for record on 08/29/2006 in Instrument 200608290106558, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 421, Page 82, Plat Book 421, Page 83, said Register's Office.

Restrictions of record in Book 647, Page 310, Book 663, Page 351, said Register's Office.

Master Deed and By-Laws filed for record in Book 6875, Page 613, said Register's Office.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3110 West West End Circle, Condominium 8, Nashville, TN 37203-1124

(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/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 our hands this 1st day of Nov. 2013

Anthony Conte BY Carla Conte — Carla Conte

Anthony Conte
By: Carla Conte, His Attorney in Fact
ATTORNEY IN FACT

Carla Conte

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carla Conte the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand ~~and Official~~ seal this 1st day of November, 2013.

Notary Public
My Commission Expires: 5/3/16

KIMIE PERRY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

State of Tennessee
County of Wilson

On this 1st day of November, 2013, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Carla Conte, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Anthony Conte, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20131210-0125212 Register's Office of Davidson County, Tennessee.

Witness My hand and official seal this 1st day of November, 2013.

Notary Public
My commission Expires: 5/3/16

KIMIE PERRY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

BILL GARRETT
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $209,000.00.

Affiant - Adam S. Bryan

Subscribed and sworn before me, this 4 day of Dec., 2013

Notary

exp. 4/4/2014

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY