BILL GARRETT, Davidson County
Trans:T20130105353 DEEDWARRSP
Recvd: 12/18/13 10:45 3 pgs
Fees:18.00 Taxes:2775.00
20131218-0127816

This Instrument Prepared By:
W. Lee Corbett, P.C.
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP / PARCEL
Russell and Elvia Harms 110 31st Avenue North, Unit 703 Nashville, TN 37203	Same	Map 104-24C, Parcel 79.00C0.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $750,000.00

Catherine Clearwaters
Affiant

Sworn to and subscribed before me this 17 day of December, 2013.

Tracey Herron
Notary Public

My Commission Expires: 5/22/17

TRACEY HERRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Christopher J. Palmer, Trustee of The Christopher J. Palmer Trust ("GRANTOR"), does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Russell and Elvia Harms, husband and wife ("GRANTEE"), all that certain property situate, lying and being in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein (the "Unit").

Whenever used herein, the terms "GRANTOR" and "GRANTEE" include all of the parties to this instrument and their heirs, legal representatives, executors, successors and assigns.

This is improved property located at The West End, Unit No. 703, 110 31st Avenue North, Nashville, TN 37203.

TO HAVE AND TO HOLD said real property, with all appurtenances, estate, title and interest thereto belonging to said GRANTEE in fee simple absolute forever.

This conveyance is subject to the following encumbrances (collectively, the "Permitted Title Exceptions"):

1. All taxes for the year 2013 and subsequent years, special assessments and other assessments and liens, whether or not they are of record.

2. Applicable zoning ordinances and all other restrictions and regulations imposed by government authorities.

3. All of the terms, provisions, conditions, right, privileges, obligations, easements and liens set forth and contained in the Master Deed for The West End, a Condominium, of record as Instrument No. 20080401-0032619, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed Establishing The West End of record as Instrument No. 20080408-0035628, Register's Office for Davidson County, Tennessee, as further amended by Second Amendment to Master Deed Establishing The West

End as Instrument No. 20090512-0043586, Register's Office for Davidson County, Tennessee, and as further amended by Amendment to Second Amendment to Master Deed Establishing The West End as Instrument No. 20090921-0087974, Register's Office for Davidson County, Tennessee, and all exhibits thereto, as now or hereafter amended, and all instruments referred to therein.

4. All of the terms and provisions of the Bylaws of the West End Condominium Association of record as Instrument No. 20080401-0032619, Register's Office for Davidson County, Tennessee.

5. All matters shown on the Plan of record in Plat Book 57, Page 46, Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easements for Storm Drainage of record as Instrument No. 20051013-0123589, Register's Office for Davidson County, Tennessee.

7. Stormwater Detention Agreement of record as Instrument No. 20051013-0123588, Register's Office for Davidson County, Tennessee.

8. Application to Combine Parcels of record as Instrument No. 20051123-0141766, Register's Office for Davidson County, Tennessee.

9. Article of Conversion to LLC of record as Instrument No. 20050921-0113643, Register's Office for Davidson County, Tennessee.

10. All other covenants, terms, provisions, conditions, reservations, restrictions, agreements and easements of record which affect the Unit.

GRANTOR does hereby covenant with GRANTEE that, subject to and except for the Permitted Title Exceptions, title to the Unit is free from all encumbrances made by Grantor, and that, subject to and except for the Permitted Title Exceptions, Grantor does hereby warrant and will defend the title to the Unit against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, GRANTOR has caused its name to be subscribed hereto as of the 17th day of December, 2013.

The Christopher J. Palmer Trust

Christopher J. Palmer

Christopher J. Palmer, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, an official Notary Public of the said county and state, Christopher J. Palmer, Trustee of The Christopher J. Palmer Trust with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 17th day of December, 2013.

MORGAN CAWLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires July 7, 2014

Morgan Cawley

Notary Public

My Commission Expires: _____

Exhibit A

Legal Description of the Unit

Land in Davidson County, Tennessee, Being Unit 703, together with the appurtenant interest in the common elements of The West End, a condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20080401-0032619, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed Establishing The West End of record as Instrument No. 20080408-0035628, Register's Office for Davidson County, Tennessee, as further amended by Second Amendment to Master Deed Establishing The West End as Instrument No. 20090512-0043586, Register's Office for Davidson County, Tennessee, and as further amended by Amendment to Second Amendment to Master Deed Establishing The West End as Instrument No. 20090921-0087974, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

Together with Parking Space Numbers P2-54 and P2-55 and Storage Space Number P2-13 which are assigned as Limited Common Elements appurtenant to the above-described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to Christopher J. Palmer, Trustee of The Christopher J. Palmer Trust by Deed from West End Partners, LLC, a Tennessee limited liability company of record at Instrument No. 20110322-0022253, Register's Office for Davidson County, Tennessee, dated March 18, 2011 and recorded on March 22, 2011.