BILL GARRETT, Davidson County
Trans:T20130107838 DEEDWARR
Recvd: 12/30/13 16:14 4 pgs
Fees:23.00 Taxes:2960.00
20131230-0130936

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
Donald Joe Conard Frances L. Conard The West End, Unit No. 905 110 31st Avenue North Nashville, TN 37203	Same	104024C07100CO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $800,000.00.

Frances L. Conard
Affiant

Sworn to and subscribed before me this 30th 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: _____

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, Mary Lu B. Smith, an unmarried woman ("GRANTOR"), does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Donald Joe Conard and wife, Frances L. Conard ("GRANTEES"), 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 "GRANTEES" 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. 905, 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 GRANTEES in fee simple absolute forever.

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

1. All taxes for the year of closing 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, 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 at Instrument No. 20051013-0123589, Register's Office for Davidson County, Tennessee.

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

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

GRANTOR does hereby covenant with GRANTEES that the GRANTOR is lawfully seized and possessed of the said Property in fee simple; that the GRANTOR has a good right to convey the Property; and that the Property is unencumbered except for the Permitted Title Exceptions. GRANTOR further covenants to warrant and forever defend the title to the Property to the GRANTEES, their heirs, representatives and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has caused her name to be subscribed hereto as of the 19th day of December, 2013.

Mary Lu B. Smith

STATE OF Georgia
COUNTY OF Gwinnett

Personally appeared before me, an official Notary Public of the said county and state, **Mary Lu B. Smith**, 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 19th day of December, 2013.

Notary Public

My Commission Expires: 07/18/2017

PRITI VIN NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES JULY 18, 2017

Exhibit A

Legal Description of the Unit

Land in Davidson County, Tennessee, Being Unit 905, 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, said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

Together with Parking Space Number P2-63 and Parking Space Number P2-64, and Storage Space Number P2-2 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 Mary Lu B. Smith by deed recorded September 12, 2008 as Instrument No. 20080912-0093255, Register's Office for Davidson County, Tennessee.