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|---|---|
| **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. 31618-01-2014**<br>File Box 9-B | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $470,000.00.<br>Affiant<br>Subscribed and sworn to before me this 13th day of Feb[illegible]<br>Notary Public<br>My Commission Expires: |

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Marie L. Moore<br>3737 West End Avenue, #203<br>Nashville, TN 37205 | **Send Tax Bills To:**<br>New Owner | **Tax Information:**<br>Map and Parcel No.:<br>104 090 J 20300 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, **Peggy Lynne Stanard Waterman, Trustee of the Mary Elizabeth Spottswood Trust, as to an undivided seventy-five percent (75%) interest, and Lynne Stanard Waterman, as to an undivided twenty-five percent (25%) interest**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Marie L. Moore** ("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 3737 West End Avenue, #203, 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.

Davidson County DEEDWARR
Recvd: 02/14/14 13:29 4 pgs
Fees:23.00 Taxes:1739.00
20140214-0013221

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 13th day of February, 2014.

Peggy Lynne Stanard Waterman, Trustee
of the Mary Elizabeth Spottswood Trust

Lynne Stanard Waterman

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 13th day of February, 2014.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 203, together with allocated parking space No. 15 and reserved space No. S-14, together with the appurtenant interest in the common elements of The Westbury Condominiums, a horizontal property regime established by Master Deed, of record in Book 6819, page 210 and amended in Book 6886, page 662 and Book 6958, page 220 and Instrument No. 20000606-0055942, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Peggy Lynne Stanard Waterman, as Trustee of the Mary Elizabeth Spottswood Trust created under the Last Will and Testament of Mary Elizabeth Dunnaway Spottswood, as to an undivided seventy-five percent (75%) and Lynne Stanard Waterman, as to an undivided twenty-five percent (25%), by deed from Roy W. Novak, unmarried and Brian D. Whitworth, unmarried, appearing as Instrument No. 20070223-0022931, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 104 090 J 20300 CO.
2. Charter of Incorporation of The Westbury Condominium Association of record in Book 6819, page 862 and amended in Book 7970, page 553, Register's Office for Davidson County, Tennessee.
3. 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 The Westbury Condominiums, of record in Book 6819, page 210, amended in Book 6886, page 662, Book 6958, page 220 and Instrument No. 20000606-0055942, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.

True Copy Certification

I, Elizabeth J. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires

