BILL GARRETT, Davidson County
Trans:T20140016129 DEEDWARR
Recvd: 03/10/14 12:33 2 pgs
Fees:13.00 Taxes:1171.42
20140310-0019917

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14020224**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $316,600.00. Affiant Subscribed and sworn to before me, this 7th day of March, 2014. Notary Public My Commission Expires: My Commission Expires MAR. 7, 2017

C.M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Laura Greenspan 3100 West End Circle #306 Nashville TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104024A31000CO

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, **Lucinda Bisney, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Laura Greenspan, a single woman** ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, known as Unit No. 306, of the 3100 West End Circle Condominiums, as established by First Supplement to the Master Deed for 3102 West End Circle Condominiums, of record in Instrument No. 20060419-0044895, amending Master Deed of record as Instrument No. 20050405-0037200, as further amended by Amendment to First Supplement to the Master Deed of record as Instrument No. 20061018-0129536, in the Register's Office of Davidson County, Tennessee, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, said unit being shown as part of Exhibit "A" to said Amendment to First Supplement to the Master Deed.

Being the same property conveyed to Lucinda Bisney, an unmarried woman by Warranty Deed from Justin K. Elliott, an unmarried man, recorded on the 14th day of July, 2009 in Instrument No. 20090714-0065885, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST END PARK, as recorded in Instrument No. 20060616-0072004.

Covenants, Conditions and Restrictions as recorded in Book 571, Page 465.

Charter of Homeowners Association, recorded at Instrument No. 20050408-0038974.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed of record in Instrument No. 20050405-0037200 , as amended by instrument(s) of record in Instrument Nos. 20060419-0044895, 20061018-0129536 and Instrument No. 20070920-0112553; also subject to easements, rights and interests in favor of other unit owners, and all

sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Right of Way, recorded in Book 778, Page 343.

Easement to BellSouth, recorded in Instrument No. 20060629-0078073.

Easement for Sanitary Sewer, Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument Nos. 20050715-0082454, 20070715-0082455 and 20060912-0112730.

Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

Stormwater Detention Agreement, recorded at Instrument Nos. 20050630-0075316 and 20060911-0111952.

Scrivenors Affidavit, recorded at Instrument No. 20070723-0087460.

This is improved property located at 3100 West End Circle #306 Nashville TN 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 7th day of March, 2014.

Lucinda Bisney
by Kate Rosenthal her attorney in fact

Lucinda Bisney by Kate Rosenthal, her attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kate Rosenthal,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Lucinda Bisney,** the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 7th day of March, 2014.

Notary Public

My Commission Expires: 07/03/17

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017