WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140025622 DEEDWARR
Recvd: 04/16/14 10:12 2 pgs
Fees:13.00 Taxes:1202.50

20140416-0031686

R-LM-14-116

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S):
Kelley Properties TN, LLC	**Kelley Properties TN, LLC**	
(NAME) **4117 Hillsboro Pike, Suite 103, #302**	(NAME) **4117 Hillsboro Pike, Suite 103, #302**	**104-1-F-43.00 CO**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) **Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **CARRIE E. ROHLING, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KELLEY PROPERTIES TN, LLC** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 43, West End Station Condominiums, as established under Master Deed of record in Instrument No. 20070712-0083315, amended in Instrument Nos. 20071220-0146057, 20080919-0095641, 20081029-0108160 and 20090825-0080074, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Carrie E. Rohling, a single person by Warranty Deed from Elizabeth C. Robert, unmarried, recorded on the 1st day of July, 2013 in Instrument No. 20130701-0067759, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 prorated and assumed by Grantee herein.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST GROVE, as recorded in Plat Book 421, Page(s) 109, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Charter of West End Station Condominium Association, Inc. recorded at Instrument No. 20080805-0080550.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WEST END STATION Condominiums of record in Instrument No. 20070712-0083315 , as amended by instrument(s) of record in Instrument Nos. 20071220-0146057, 20080919-0095641, 20081029-0108160 and 20090825-0080074; 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 Storm Drainage and Access, recorded in Instrument No. 20070425-0049073.
- Easement for Sanitary Sewer, Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument Nos. 20080421-0040206 and 20080505-0046041.
- Easement for Sanitary Sewers, recorded in Book 1851, Page 222.
- Easement to Comcast of Nashville in Instrument No. 20081017-0104357.
- Stormwater Detention Agreements recorded at Instrument Nos. 20070425-0049064 and 20080505-0045999.
- Application to Combine Parcels recorded at Instrument No. 20070606-0067812.
- Survey dated June 28, 2007, Cherry Land Surveying, TN RLS No. 1512.
- Title to that portion of the premises, if any, embraced within the bounds of the charter right-of-way of the N.C. and St. L. Railroad.
- Easement recorded at Instrument No. 20131007-0105196.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **116 36th Avenue North, Nashville, Tennessee 37209**.

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 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 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 my/our hand(s) this the 11th DAY OF APRIL, 2014.

Carrie E. Rohling

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARRIE E. ROHLING, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of April, 2014.

Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212