BILL GARRETT, Davidson County
Trans:T20140033485 DEEDWARR
Recvd: 05/14/14 11:21 2 pgs
Fees:13.00 Taxes:2479.00

20140514-0041335

	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $670,000.00. Codasta Thomas Affiant Subscribed and sworn to before me, this 7th day of May, 2014. Notary Public My commission expires: 5/22/17 LISA RIPLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
(Notary Stamp)	

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Constance A. Bertuca	**New Owner**	**Map\Parcel: 104-02-4-C-036.00CO**
110 31st Ave N, Unit 506		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Mark G. Lombardi and Kelly M. Regan , husband and wife,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Constance A. Bertuca, married

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Being Unit 506, 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 110 and 111, which are assigned as Limited Common Elements appurtenant to the above-described Unit, as set forth and defined in the Master Deed.

Together with Storage Space Number P1-18, which is assigned as a Limited Common Element appurtenant to the above-described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to Mark G. Lombardi and Kelly M. Regan by deed from West End Partners LLC, a Tennessee Limited Liability Company of record in Instrument No. 20100115-0004042 and in Instrument No. 20130130-0009618, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 110 31st Ave N Unit 506, Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 7th day of May, 2014.

Mark G. Lombardi By [signature] AIF
Mark G. Lombardi
By: Patrick H. Poole, his attorney in fact

Kelly M. Regan By: [signature] AIF
Kelly M. Regan
By Patrick H. Poole, her attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of May, 2014, before me personally appeared Patrick H. Poole, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mark G. Lombardi and Kelly M. Regan pursuant to a Limited Power of Attorney dated May 5, 2014 and filed of record in Instrument No. 20140514004133 4, in the Register's for Davidson County, Tennessee, and further acknowledged that he executed the same as the free act and deed of Mark G. Lombardi and Kelly M. Regan, as their attorney in fact.

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

[signature]
Notary Public

My Commission Expires: 9-5-2016

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **140189AT**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 ISABELLA LANE, SUITE 105
BRENTWOOD, TN 37027