McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615.377.3319

BILL GARRETT, Davidson County
Trans:T20140035918 DEEDWARR
Recvd: 05/22/14 11:30 2 pgs
Fees:13.00 Taxes:1128.50
20140522-0044218

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $305,000.00

Affiant

Subscribed and sworn to before me, this 19th day of May, 2014.

Notary Public

My commission expires:_____

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2017

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jeff A. Walker **Pamela G. Walker**	**New Owner**	**Map/Parcel: 104-024-A-109.00CO**
3100 West End Circle, Unit 105		
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, I/WE,

Brett Kelley, single

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeff A. Walker and wife, Pamela G. Walker

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium unit in Davidson County , Tennessee, being Unit No. 105 of the 3100 West End Circle Condominiums Phase II as established by First Supplement to the Master Deed for 3102 West End Circle Condominiums, of record as 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 for 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 Brett Kelley, single, by Warranty Deed, from Regent Homes, LLC, dated November 15, 2007, of record in Instrument No. 20071116-0134790, 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 Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Instrument No. 20050405-0037200, and First Supplement of record in Instrument No. 20060419-0044895 and amended in Instrument No. 20061018-0129536, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 778, Page 343, Register's Office for DAVIDSON County, Tennessee.
Sewer and Water Main Easement of record in Instrument No. 20050715-0082454,Instrument No. 20050715-0082455 and Instrument No. 20060912-0112730, Register's Office for DAVIDSON County, Tennessee.
All matters of record in Plat Book 421, Pages 82-83, and Instrument No. 20060616-0072004, Register's Office for DAVIDSON County, Tennessee.
Storm Drainage Easement of record in Instrument No. 20050630-00753216 and Instrument No. 20060911-0111952, Register's Office for DAVIDSON County, Tennessee.

Charter HOA of record in Instrument No. 20050408-0038974, Register's Office for DAVIDSON County, Tennessee.
Easement to Bellsouth of record in Instrument No. 20060629-0078073, Register's Office for DAVIDSON County, Tennessee.
Urban Zoning in Metro Ordinance No. BL2000-364 made applicable by Ordinance No. BL2000-476, Register's Office for DAVIDSON County, Tennessee.
By laws of record in Instrument No. 20050405-0037200, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
And this conveyance is subject to all other 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 3100 West End Circle, Unit 105, 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 except as 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 19th day of May, 2014.

Brett Kelley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Brett Kelley, single, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of May, 2014.

Notary Public

My Commission Expires:

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

COMMISSION EXPIRES
JUNE 25, 2017

File #: **140169JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027