WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140038393 DEEDWARR
Recvd: 06/02/14 14:22 2 pgs
Fees:13.00 Taxes:1406.00
20140602-0047372

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $380,000.00

Hope Hickman
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF MAY, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11-3-15

PATRICE J. GALAWAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-R6308 KELLEY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Kelley Properties TN, LLC	Same 4117 Hillsboro Pike	104010F02600CO
315 Sylvan Park Lane	Suite 103-302	
Nashville, TN 37209	Nashville, TN 37215	

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,

RICHARD BEGIN AND MELISSA BEGIN, HUSBAND AND WIFE

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

KELLEY PROPERTIES TN, LLC, A LIMITED LIABILITY COMPANY

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 26, 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 Richard Begin and Melissa Begin, husband and wife by Warranty Deed from West End Station, LLC, a Tennessee limited liability company, recorded on the 13th day of April, 2009 in Instrument No. 20090413-0032786, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST GROVE SUBDIVISION, 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).

d. Terms and provisions of the Articles of Organization of West End Station, LLC , recorded in Instrument No. 20070711-0082529, amended at Instrument Nos. 20071210-0142157.

e. Charter of Homeowners Association recorded at Instrument No. 20080805-0080550.

f. 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.

g. Easement for Storm Drainage and Access, recorded in Instrument No. 20070425-0049073.

h. Easement for Sanitary Sewer, Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument Nos. 20080421-0040206 and 20080505-0046041.

i. Easement for Sanitary Sewers, recorded in Book 1851, Page 222.

j. Easement to Comcast recorded in Instrument No. 20081017-0104357.

k. Stormwater Detention Agreements recorded at Instrument No. 20070425-0049064 and 20080505-0045999.

l. Application to Combine Parcels recorded at Instrument No. 20070606-0067812.

m. Survey dated June 28, 2007, Cherry Land Surveying, TN RLS No. 1512.

n. 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.

o. Easement Agreement recorded at Instrument No. 20131007-0105196.

This is property known as 315 Sylvan Park Lane, Nashville, TN 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Our hand on the 30th day of May, 2014.

Richard Begin

Melissa Begin

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, RICHARD BEGIN AND MELISSA BEGIN, 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 they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of May, 2014.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 14-R6308 KELLEY

RECORD & RETURN TO:

VANDERPOOL, PEARMAN & DRUMWRIGHT

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067