BILL GARRETT, Davidson County
Trans:T20140044562 DEEDWARR
Recvd: 06/24/14 10:04 2 pgs
Fees:13.00 Taxes:3774.00
20140624-0054880

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,020,000.00

Affiant

Subscribed and sworn to before me, this 13th day of June, 2014

Notary Public

My commission expires: 3-3-15

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 3, 2015

(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:
Cynthia P Sewell	**New Owner**	**104090N00900**
225 Deer Park Drive		
Nashville, TN 37205		

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,

Diane Kathleen Smith Forbush, married

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

Cynthia P Sewell, an unmarried woman

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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 110 of West End Close, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing West End Close of record in Instrument Number 20030701-0090321, as amended in Instrument No. 20030724-0103538, Instrument No. 20031202-0173105, Instrument No. 20041005-0120026, Instrument No. 20041203 - 0144407 and further amended in Instrument No. 20050318-0029873 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on Exhibit "A" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth said Master Deed. Being the same property conveyed to D. Kathleen Smith by deed from Pinnacle National Bank of record in Instrument No. 20120511-0040878 Register's Office for Davidson County, Tennessee, dated April 26, 2012 and recorded on June 11, 2012.
Diane Kathleen Smith Forbush formerly known as D. Kathleen Smith.Matt Forbush hereby joins in to convey any and all martial interest he may have in this property.

Being also known as 110 West End Close Nashville, TN 37201.

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.

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.
Subject to all matters shown on the Plan of record in Plat Book 161, Page 151, Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument
Number 20030701-0090321, amended in Instrument No. 20030724-0103538 and Instrument No. 20031202-0173105 corrected and amended in Instrument No. 20041005-0120026, re-recorded in Instrument No. 20041203-0144407 and Instrument No. 20050318-0029873, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons Charter of Incorporation of West End Close Condominiums Homeowner's Association Inc. of record in Instrument Number 20030305-0029208, in the Register's Office for Davidson County, Tennessee.
Storm water detention agreement of record in Instrument Number 20030311-0031977, in the Register's Office for Davidson County, Tennessee.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
Subject to rights of others in and to the common areas and/or elements.

This is improved property known as 110 West End Close, Nashville, TN 37205.

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 13th day of June, 2014.

Diane Kathleen Smith Forbush

Matt Forbush

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Diane Kathleen Smith Forbush and Husband, Matt Forbush 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 13th day of June, 2014.

DOLLY A. TATE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

My Commission Expires: 18-17

File #: **314058CI**
RECORD & RETURN TO:
SOLOMON PARKS TITLE & ESCROW, LLC
8119 ISABELLA LANE, STE 105
BRENTWOOD, TN 37027