file 26681-8 BOX 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140089081 DEEDWARR
Recvd: 11/26/14 09:15 2 pgs
Fees:13.00 Taxes:767.75
20141126-0109008

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $207,500.00.

Affiant

Subscribed and sworn to before me, this the 25th day of November, 2014.

Notary Public

My commission expires: 5-8-18
(AFFIX SEAL)

ANNA MOSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2018

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Alexander Eugene Reynolds	New Owner	Map 104-09-0-G Parcel 044-00co
144 West End Place		
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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Amanda Allen, married

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

Alexander Eugene Reynolds, a single person

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 44 as specified on the Plat shown in the Master Deed, on the Plan of Park Circle Condominiums, now known as West End Place Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Park Circle Condominiums now known as West End Place Condominiums, of record in Book 6809, Page 569, and as amended to change the name from Park Circle Condominiums to West End Place, of record in Book 9992, Page 744, and further amended in Instrument No. 20140423-0034301, Register's Office for Davidson County, Tennessee, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Park Circle Condominiums, of record in Book 6809, Page 569 and amendment to change name from Park Circle Condominiums to West End Place, of record in Book 9992, Page 744, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Amanda Allen, by Deed dated January 21, 2008 from Grant L. Triplett, of record in Instrument No. 20080201-0010348, Register's Office for Davidson County, Tennessee.

Jason Harsem, spouse of the above named Amanda Allen, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as set out on Exhibit "B" to the Master Deed in Book 6809, Page 569, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Park Circle Condominiums, now known as West End Place Condominiums, of record in Book 6809, Page 569, and as amended to change the name in Book 9992, Page 744, and further amended in Instrument No. 20140423-0034301, Register's Office for Davidson County, Tennessee. (3) By-Laws of Park Circle Homeowners' Association, Inc. of record in Book 6809, Page 624,Register's Office for Davidson County, Tennessee. (4) Charter of Park Circle Condominiums Associations, Inc.,of record in Book 6820, Page 916, Register's Office for Davidson County, Tennessee. (5) All matters shown on the plan of record in Book 161, Page 151, Register's Office for Davidson County, Tennessee. (6) Rights or adjoining or abutting landowners and the public to use an alley as set out in Book 465, Page 570, Register's Office for Davidson County, Tennessee. (7) Permanent easement for electric power transmission lines and underground sanitary sewers in Book 4879, Page 460, Register's Office for Davidson County, Tennessee. (8) Temporary construction easement granted the State of Tennessee in Book 5967, Page 451, Register's Office for Davidson County, Tennessee. (9) Rules and Regulations for Park Circle Condominiums Homeowners Association, Inc. in Book 8834, Page 727, Register's Office for Davidson County, Tennessee. (10) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__x__) Unimproved (____) property, known as **144 West End Place, 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 **25th** day of **November, 2014.**

Amanda Allen

Jason Harsem

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Amanda Allen and Jason Harsem,** the within named sellers, with whom I am personally acquainted (or proved to me 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 Nashville, Tennessee, this **25th** day of **November, 2014.**

Notary Public

My Commission Expires:_____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017