Davidson County	DEEDWARR
Recvd: 01/14/15 15:08	4 pgs
Fees:23.00 Taxes:2923.00	
20150114-0004074	

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32153-12-2014** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $790,000.00. Affiant Subscribed and sworn to before me this 14th day of January, 2015. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV 3, 2015

WARRANTY DEED

Address New Owner: Richard Oliver 108 West End Close Nashville, TN	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 104 09 0 N 011 00C0

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Browning-Bacon Properties, LLC, a Tennessee Limited Liability Company**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard Oliver, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 108 West End Close, Nashville, TN

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 14th day of January, 2015.

Browning-Bacon Properties, LLC

BY: _____ - Member
J. Richard Bacon, Sole Member

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, J. Richard Bacon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Sole Member of Browning-Bacon Properties, LLC, the maker of a constituent of the maker and is authorized by the maker of by its constituent, the constituent being authorized by the maker of by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 14th day of January, 2015.

_____
Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 108, together with the appurtenant interest in the common elements of West End Close, a horizontal property regime established by Master Deed of record in Instrument No. 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 further amended in Instrument No. 20050318-0029873, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit A to the aforementioned Master Deed.

Being part of the same property conveyed to Browning-Bacon Properties, LLC, a Tennessee limited liability company by deed dated Febuary 20, 2003 from Spiva/Hill Management and Investment, LLC, a Tennessee limited liability company, of record in Instrument No. 20030220-0022788, Register's Office for Davidson County, Tennessee. J. Richard Bacon was the sole member of Browning-Bacon Properties, LLC, at the time it was administratively dissolved by the Tennessee Secretary of State on August 19, 2005. This property is the last asset of Browing-Bacon Properties, LLC, a Tennessee limited liability company, and is being sold to wind down the affairs of said company.

This conveyance is made subject to:

1. Facts which would be disclosed by a comprehensive survey of the premises herein described.
2. Rights or claims of parties in possession.
3. Mechanics', Contractors' or Materialmen's Liens and lien claims, if any, where no notice thereof appears of record.
4. Any change in title occurring subsequent to the effective date of this Commitment and prior to the date and time of recording of the instruments to be insured.
5. State and County taxes for the year 2015, a lien, but not yet due and payable. Map and Parcel No. 104 09 0 N 011 00C0.
6. Charter of Incorporation of West End Close Condominiums Homeowners' Association, Inc. of record in Instrument No. 20030305-0029208, Register's Office for Davidson County, Tennessee.
7. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for West End Close, of record in Instrument No. 20030701-0090321, amended in Instrument No. 20030724-0103538, Instrument No. 20031202-0173105, corrected and amended in Instrument No. 20041005-0120026, re-recorded in Instrument No. 20041203-0144407, and further amended in Instrument No. 20050318-0029873, Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Instrument No. 20030311-0031977, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ELIZABETH J. SMITH, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

