BILL GARRETT, Davidson County
Trans: T20150017392 DEEDWARR
Recvd: 03/10/15 14:44 2 pgs
Fees: 13.00 Taxes: 1294.63
20150310-0020535

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15022997**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $349,900.00. Affiant Subscribed and sworn to before me, this 6th day of March, 2015. Notary Public My Commission Expires:

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 6, 2018

WARRANTY DEED

Address New Owner: Patrick H. Poole and Lauren E. Ellis 349 Sylvan Park Lane #10 Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104010F01000CO

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, **Timothy P. Vacek, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Patrick H. Poole, unmarried and Lauren E. Ellis, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 10 West End Station Condominiums, as Established under Master Deed of Record in Instrument No. 20070712-0083315, amended in Instrument No. 20071220-0146057, Instrument No. 20080919-0095641, Instrument No. 20081029-0108160 and by Instrument No. 20090825-0080074 in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete description of the Unit.

Being the same property conveyed to Timothy P. Vacek, unmarried by Warranty Deed from Amber Russell fka Amber Atnip and William Russell, wife and husband, recorded on the 17th day of August, 2012 in Instrument No. 20120817-0073718, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST GROVE, as recorded in Plat Book 421, Page(s) 109.

Terms and provisions of the Articles of Organization of West End Station, LLC , recorded in Instrument No. 20070711-0082529, amended at Instrument No. 20071210-0142159.
Charter of West End Station Condominium Association, Inc. recorded at Instrument No. 20080805-0080550.

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 Condominium of record in Instrument No. 20070712-0083315, as amended by instrument(s) of record in Instrument No. 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.

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

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

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

Stormwater Detention Agreements recorded at Instrument Nos. 20070425-0049064 and 20080505-0045999.

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

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

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.

Easement Agreement recorded at Instrument No. 20131007-0105196.

This is improved property located at 349 Sylvan Park Lane #10 Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 6th day of March, 2015.

Timothy P. Vacek

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Timothy P. Vacek, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of March, 2015.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018