RECORD & RETURN TO:
FILE BOX 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150025769 DEEDWARR
Recvd: 04/07/15 13:45 2 pgs
Fees:13.00 Taxes:2183.00
20150407-0030549

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $590,000.00.

Affiant

Subscribed and sworn to me on March 31, 2015.

NOTARY PUBLIC

My Commission Expires: 9.12.17

APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

THIS INSTRUMENT WAS PREPARED BY:

ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #28409SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Edgar Harris Pierce, Jr. and Sarah Rhyne Pierce 110 31st Avenue North, Unit 1002 Nashville, TN 37203	Edgar Harris Pierce, Jr. and Sarah Rhyne Pierce 110 31st Avenue North, Unit 1002 Nashville, TN 37203	#104-024-C-037 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Ronald W. Sanford and wife, Janice A. Schweitzer, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Edgar Harris Pierce, Jr. and wife, Sarah Rhyne Pierce, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 507, together with the appurtenant interest in the common elements of The West End, a condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20080401-0032619, as amended by First Amendment to Master Deed Establishing The West End, of record as Instrument No. 20080408-0035628, as further amended by Second Amendment to Master Deed Establishing The West End as Instrument No. 20090512-0043586, and as further amended by Amendment to Second Amendment to Master Deed Establishing The West End as Instrument No. 20090921-0087974, in the Register's Office of Davidson County, Tennessee, said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

Together with Parking Space Numbers 112 and 113, which are assigned as Limited Common Elements appurtenant to the above-described Unit, as set forth and defined in the Master Deed.

BEING the same property conveyed to Ronald W. Sanford and wife, Janice A. Schweitzer by Warranty Deed dated, December 30, 2009, by West End Partners, LLC, a Tennessee limited liability company, of record on December 30, 2009 in Instrument No. 20091230-0118668.

The conveyance of the above-described parcel of land is subject to the following:

1. 2015 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens set forth and contained in the Master Deed for The West End, a Condominium, of record in Instrument No. 20080401-0032619, and First Amendment to Master Deed establishing The West End of record as Instrument No. 20080408-0035628, as further

amended by Second Amendment to Master Deed Establishing The West End as Instrument No. 20090512-0043586, and as further amended by Amendment to Second Amendment to Master Deed Establishing The West End as Instrument No. 20090921-0087974, Register's Office for Davidson County, Tennessee., Register's Office for Davidson County, Tennessee.

3. By-Laws of The West End Condominium Assocation, of record in Instrument No. 20080401-0032619, of record in Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of The West End Condominium Association, Inc. of record in Instrument No. 20101105-0089042, Register's Office for Davidson County, Tennessee.
5. Agreement for Dedication of Easements for Storm Drainage of record in Instrument No. 20051013-0123589, Register's Office for Davidson County, Tennessee.
6. Storm water detention agreement of record in Instrument No. 20051013-0123588, Register's Office for Davidson County, Tennessee.
7. Application to Combine Parcels of record in Instrument No. 20051123-0141766, Register's Office for Davidson County, Tennessee.
8. Grant of Easement to Comcast of Nashville, LLC of record in Instrument No. 20140328-0025603, Register's Office for Davidson County, Tennessee.
9. The rights of others in and to the common areas.
10. The lien for special assessments contained in the Master Deed and By-Laws as specified above.
11. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 110 31st Ave. North, Unit 507 Nashville, TN 37203.

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, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 31st day of March, 2015.

Ronald W. Sanford

Janice A. Schweitzer

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On March 31, 2015, before me personally appeared Ronald W. Sanford and wife, Janice A. Schweitzer to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on March 31, 2015.

NOTARY PUBLIC

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

My Commission Expires: 9.12.17