BILL GARRETT, Davidson County
Trans:T20150028601 DEEDWARR
Recvd: 04/16/15 11:27 2 pgs
Fees:13.00 Taxes:555.00

20150416-0033687

WARRANTY DEED

GEORGE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

Subscribed and sworn to before me, this 15th day of April, 2015

Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shannon L. Skinner		104-09-0G
(NAME)	(NAME)	(MAP)
122 West End Place	NEW OWNER	020.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Ted E. Skinner and wife, Terri C. Skinner, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Shannon L. Skinner, unmarried, hereinafter called Grantee(s), her heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Unit No. 20 of West End Place Condominiums (formerly known as Park Circle Condominiums), a Horizontal Property Regime, located in Nashville, TN, as shown as Exhibit "B" to the Master Deed for West End Place Condominiums, recorded in Plat Book 6809, page 569 as amended in Book 9992, page 744 and Instrument No. 20140423-0034301, said Register's Office, and described in the Master Deed recorded in Book 6809, page 569 as amended in Book 9992, page 744 and Instrument No. 20140423-0034301, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of West End Place, Condominium Apartments contained in the Master Deed recorded in Book 6809, page 569 as amended in Book 9992, page 744, and By-Laws appended thereto, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Ted E. Skinner and Terri C. Skinner, husband and wife by Warranty deed from Jeremy D. Underwood and Holly Q. Underwood a/k/a Holly R. Quillen (having since married) of record in Instrument No. 20100723-0057793 Register's Office for Davidson County, Tennessee, dated July 22, 2010 and recorded on July 23, 2010.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office. Reference is hereby made to a Future Sale Agreement between the parties being recorded simultaneously herewith.

This is ( ) unimproved (X) improved property, known as: 122 West End Place, Nashville, Tennessee 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, their heirs and assigns forever; and we do covenant with 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 10 day of April, 2015.

Ted E. Skinner

Terri C. Skinner

STATE OF COLORADO
COUNTY OF Denver

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Ted E. Skinner and Terri C. Skinner with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Denver, Colorado, on this the 10th day of April, 2015.

Notary Public

My Commission Expires:
03-13-16

KAREN HELMSIN
NOTARY
PUBLIC
STATE OF COLORADO
My Commission Expires 03-13-2016