Davidson County DEEDWARR Recvd: 05/21/15 14:07 3 pgs Fees:18.00 Taxes:1350.50 **20150521-0047119**

#32327

	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $365,000.00 Affiant Subscribed and sworn to before me, this 18th day of May, 2015 Notary Public My commission expires:_____
(Notary Stamp)	

KAREN FORD MARLIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Benjamin Dropkin **Robert Dropkin**	**New Owner**	**Map/Parcel: 104-02-0-W-404.00CO**
117 30th Avenue North, Unit #404		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I/WE,

Gretchen S. Sehrt, an unmarried woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Benjamin M. Drøpkin, unmarried and Robert H. Dropkin, as joint tenants with the right of survivorship

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, TN, described as Unit No. 404 together with parking space 6A of West End Lofts II Condominiums, a Condominium, a Horizontal Property Regime, as shown on Condominium Site Plan attached as Exhibit "D" to the Master Deed recorded in Instrument No. 20030701-0091161 as amended in Instrument No.20050106-0002529 and established by Master Deed and By-Laws recorded in Instrument No. 20030701-0091161 as amended in Instrument No. 20050106-0002529, 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 Lofts II Condominiums, Condominium Apartments contained in the Master Deed and By-Laws recorded in Instrument No. 20030701-0091161 as amended in Instrument No. 20050106-0002529, 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 Gretchen S. Sehrt, an unmarried woman, by Warranty Deed, from Patricia F. Myatt, unmarried, dated August 18, 2006, of record in Instrument No. 20060823-0103748, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 11190, Page 63, Register's Office for DAVIDSON County, Tennessee.
Landscape Easement of record in Instrument No. 20000802-0076554, Register's Office for DAVIDSON County, Tennessee.
Charter HOA of record in Instrument No. 20041014-0124080 and Instrument No. 20041215-0149415, Register's Office for DAVIDSON County, Tennessee.

Master Deed of record in Instrument No. 20000714-0069948 and amended in Instrument No. 20010524-0054282, Instrument No. 20030701-0091161, and Instrument No. 20050106-0002529, Register's Office for DAVIDSON County, Tennessee.
By laws of record in Instrument No. 20000714-0069948, and amended in Instrument No. 20010524-0054282 and Instrument No. 20030701-0091161, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 117 30th Avenue North, Unit #404, 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 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 except as 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 18th day of May, 2015.

Gretchen S. Sehrt

Gretchen S. Sehrt

STATE OF LOUISIANA
COUNTY OF SALEANS

Personally appeared before me, a Notary Public of said County and State, Gretchen S. Sehrt, an unmarried woman , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of May, 2015.

Notary Public

My Commission Expires:_____

George G. Angelus
Notary Public # 2496
Permanent Commission

File #: 150230SH
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

True Copy Certification

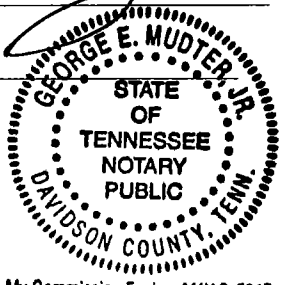
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., 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:



My Commission Expires MAY 3, 2016