# WARRANTY DEED

File #15169

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 12/18

(AFFIX SEAL)

JOSHUA L. HUNTER STATE OF TENNESSEE NOTARY PUBLIC WHITE COUNTY

BILL GARRETT, Davidson County
Trans:T20150043531 DEEDWARR
Recvd: 06/03/15 13:21 2 pgs
Fees:13.00 Taxes:1609.50
20150603-0051832

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow
615 Main Street, Suite 114
Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Bob R. Pirkle | New Owner | -104023J00800CO |
| (NAME) | (NAME) | |
| 204 Burns Avenue #8 | Bob Pirkle | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37203 | 2760 Notre Dame Dr. | |
| | Titusville FL 32780 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 ACKNOWLEDGED, I, **West Park Village Partners, a Tennessee general partnership,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bob R. Pirkle and Janice C Pirkle, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennesse, being Unit "8" West Park Village, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants Conditions and Restrictions for West Park Village, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20130815-0086141, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of West Park Village, a Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20130815-0086141, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.
Said Unit "8" being also known as suite "8"

Being a part of the same property conveyed to West Park Village Partners by Quitclaim Deed from West Park Village Partners of record at Instrument No. 20130308-0023468, Register's Office for Davidson County, Tennessee, dated March 8, 2013 and recorded on March 8, 2013.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

unimproved ☐
This is improved ☒ property, known as 204 Burns Avenue #8, Nashville, TN 37203

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 29th day of May, 2015.

West Park Village Partners,

BY: _____

Justin Hicks, Partner

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Justin Hicks, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 29th day of May, 2015.

Notary Public _____

My Commission Expires: 12-18-19

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
615 Main Street, Suite 114
Nashville, TN 37206