Davidson County DEEDWARR
Recvd: 06/17/15 08:38 3 pgs
Fees:18.00 Taxes:1276.13
20150617-0057492

WARRANTY DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $344,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 12TH DAY OF JUNE, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7545 NICKELS JV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Andrew S. Nickels and Devon Nickels	QR Lending	104024A20200CO
3102 West End Circle #202	555 Zor Shrine Pl, Ste 100	
Nashville, TN 37203	Madison, WI 53719	

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

DOUGLAS J. WIDENMANN AND WIFE JUDITH A. WIDENMANN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

ANDREW S. NICKELS AND DEVON NICKELS, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 3102 West End Circle #202, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hand on the 12th day of June, 2015.

Douglas J. Widenmann by J. David Pearson, attorney-in-fact

Judith A. Widenmann by J. David Pearson, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 12th day of June, 2015, before me, the undersigned, a Notary Public in a for said County and State, personally appeared J. David Pearson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Douglas J. Widenmann and Judith A. Widenmann for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Douglas J. Widenmann and Judith A. Widenmann.

Witness my hand and official seal at Franklin, Tennessee

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

EXHIBIT A - LEGAL DESCRIPTION

A certain condominium unit in Davidson County, Tennessee, being Unit No. 202 of the 3102 West End Circle Condominiums as established by the Master Deed of record in Instrument No. 20050405-0037200, as amended in Instrument No. 20061018-0129536, in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, said Unit being shown as part of Exhibits "E-1" and "E-2" of said Master Deed.

Being the same property conveyed to Douglas J. Widenmann and wife, Judith Widenmann by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company , recorded on the 2nd day of May, 2007 in Instrument No. 20070502-0052565, in the Register's Office of Davidson County, Tennessee.

This instrument is being executed on behalf of Douglas J. Widenmann and Judith A. Widenmann pursuant to a power of attorney executed by the same on the 05/26/2015, and being filed for in Instrument # 20150617-0057491, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

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

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

c. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing a Horizontal Property Regime of 3102 WEST END CIRCLE CONDOMINIUMS of record in Instrument No. 20050405-0037200 , together with By-Laws attached as Exhibit "B" thereto, and by First Supplement to Master Deed of record as Instrument No. 20060419-0044895, as amended by instrument(s) of record in Instrument No. 20061018-0129536; 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.

d. Matters shown on Exhibits "E-1" and "E-2" attached to said Master Deed.

e. Stormwater Detention Agreement recorded at Instrument Nos. 20050630-0075316 and 20060911-0111952.

f. Easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances, recorded in Instrument Nos. 20050715-0082454, 20050715-0082455 and 20060912-0112730.

g. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST END PARK, as recorded in Instrument No. 20060616-0072004 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

h. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 571, Page 465 and Book 647, Page 310 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

i. Charter of the 3102 West End Circle Condominium Owners' Association, Inc. recorded at Instrument No. 20050408-0038974, and as Exhibit "C" of said Master Deed, together with the By-Laws shown as Exhibit "B" of said Master Deed.

j. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

k. Easement granted to BellSouth Telecommunications, Inc. recorded in Instrument No. 20060629-0078073.

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).