WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JUNE,

Notary Public

MY COMMISSION EXPIRES:

J ANDERSON NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

R-VRES-15-307

BILL GARRETT, Davidson County
Trans:T20150048022 DEEDWARR
Recvd: 06/17/15 08:45 2 pgs
Fees:13.00 Taxes:1304.25
20150617-0057505

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Daniel Cox	New owner	
(NAME)	(NAME)	**104-01-0F-034.00-C O**
307 Sylvan Park Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **MORGAN D. ANDERSON AND JENNIFER D. ANDERSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DANIEL COX,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 34 of West End Station Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing West End Station Condominiums of record in Instrument Number 20070712-0083315, amended in Instrument Number 20071220-0146057, Instrument Number 20080919-0095641, Instrument Number 20081029-0108160 and Instrument Number 20090825-0080074, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Morgan D. Anderson and Jennifer D. Anderson by Warranty deed from West End Station, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20091015-0095560 Register's Office for Davidson County, Tennessee, dated October 08, 2009 and recorded on October 15, 2009.

This conveyance is subject to:

- Taxes for the year 2015 and subsequent.
- Plan of record in Plat Book 421, Page 109, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of West End Station Condominiums of record in Instrument Number 20070712-0083315, amended in Instrument No. 20071220-0146057, Instrument No. 20080919-0095641 and Instrument No. 20081029-0108160 and 20090825-0080074, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20080805-0080550, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20081017-0104357, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Instrument Number 20070425-0049073, in the Register's Office for Davidson County, Tennessee.
- Storm Water Easement Agreement of record in Instrument Number 20070425-0049064 and Instrument No. 20080505-0045999, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20080505-0046041 and Instrument No. 20080421-0040206, in the Register's Office for Davidson County, Tennessee.
- Easement for sanitary sewer of record in Book 1851, Page 222, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5594, Page 379, in the Register's Office for Davidson County, Tennessee.

- Charter of record in Instrument Number 20070711-0082529 and Instrument No. 20071210-0142159, in the Register's Office for Davidson County, Tennessee.
- An Application to Combine Parcels of record in Instrument Number 20070606-0067812, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Instrument Number 20131007-0105196, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20091015-0095560 in the Register's Office for Davidson County, Tennessee.
- Any portion of the development lying within the right of way of the N.C. & St. L. Railroad.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **307 Sylvan Park Lane, Nashville, Tennessee 37209**.

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 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 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 the 1st DAY OF JUNE, 2015.

Morgan D. Anderson by Jennifer D. Anderson as Attorney in Fact

Morgan D. Anderson by Jennifer D. Anderson as Attorney in Fact

Jennifer D. Anderson

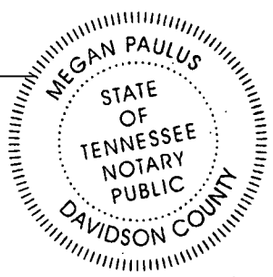
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER D. ANDERSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MORGAN D. ANDERSON, and who acknowledged he/she/they executed the same as the free act and deed of the said MORGAN D. ANDERSON.

Witness my hand and official seal, this the 1st of June, 2015.

Megan Paulus

Notary Public
My Commission Expires: 1-9-16
(SEAL)



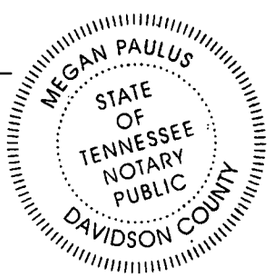
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER D. ANDERSON, the within named bargainor, 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.

Witness my hand and official seal, this the 1st of June, 2015.

Megan Paulus

Notary Public
My Commission Expires: 1-9-16
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212