BOX 10-A

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150065287 DEEDWARR
Recvd: 08/06/15 11:57 2 pgs
Fees:13.00 Taxes:2682.50
20150806-0078397

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00

Kathleen A Bean
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Suzanne Sousan | New Owner | |
| (NAME) | (NAME) | |
| 110 31st Ave N. Apt 305 | | 104-2-4-C 19.00 CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37203 | | |
| (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, WE, **ANNEAL HAVARD, INDIVIDUAL CO-TRUSTEE OF THE AMH SEPARATE PROPERTY MANAGEMENT TRUST U/A/D FEBRUARY 8, 2008**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SUZANNE SOUSAN, UNMARRIED,** 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, Tennessee, Being Unit 305, together with the appurtenant interest in the common elements of The West End, a condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20080401-0032619, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed Establishing The West End of record as Instrument No. 20080408-0035628, Register's Office for Davidson County, Tennessee, as further amended by Second Amendment to Master Deed Establishing The West End as Instrument No. 20090512-0043586, Register's Office for Davidson County, Tennessee, and as further amended by Amendment to Second Amendment to Master Deed Establishing The West End as Instrument No. 20090921-0087974, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

Together with Parking Space Number 87 and Storage Space Unit P1-26, which are assigned as Limited Common Elements appurtenant to the above-described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to Anneal Havard, Individual Co-Trustee of the AMH Separate Property Management Trust U/A dated February 8, 2008 by Warranty Deed from West End Partners LLC, a Tennessee limited liability company, recorded on the 15th day of January, 2010 in Instrument No. 20100115-0003778, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Plat Book 57, Page 46, said Register's Office; and (c) restrictive covenants of record in Instrument No. 20080401-0032619, as amended by instrument(s) of record in Instrument Nos. 20080408-0035628, 20090512-0043586 and 20090921-0087974, said Register's Office; (d) bylaws of record in Instrument No. 20080401-0032619, said Register's Office; (e) easements of record in Instrument No. 20140328-0025603 and Instrument No. 20051013-0123589, said Register's Office; (e) Storm Water Detention Agreement recorded at Instrument No. 20051013-0123588, said Register's Office; (f) Application to combine parcels recorded at Instrument No. 20051123-0141766, said Register's Office.

unimproved
This is improved x property, known as 110 31st Ave N. Apt 305, 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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 4th day of August, 2015.

BY: Anneal Havard, Individual Co-Trustee
ANNEAL HAVARD, INDIVIDUAL CO-TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Anneal Havard with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Individual Co-Trustee of the AMH Separate Property Management Trust, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Individual Co-Trustee of said Trust.

Witness my hand and official seal at Nashville, Tennessee this 4th day of August, 2015.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015