BILL GARRETT, Davidson County
Trans:T20150069025 DEEDWARR
Recvd: 08/17/15 13:58 2 pgs
Fees:13.00 Taxes:2664.00
20150817-0082491

THIS DOCUMENT PREPARED BY:
Neese Law Firm
314 North Market Street
Paris, TN 38242
Telephone: 731-642-2189
File No. 2009

Property Address:
101 31st Ave N Apt 704, Nashville, TN 37203 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

For and in consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **John Allan Wade**, hereinafter referred to as "Grantor," has this day granted, bargained and sold, and by these presents does hereby transfer and convey unto **Martin N. Lewis and wife, Elizabeth S. Lewis**, hereinafter "Grantees," the hereinafter described tract of land and real property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, and more particularly described as follows:

Known as Parcel 104 024 C 08000 CO in Davidson County, Tennessee.

Land in Davidson County, Tennessee, Being Unit 704, 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 Numbers P2-8 and P2-9 which are assigned as Limited Common Elements appurtenant to the above-described Unit, as set forth and defined in the Master Deed.

Subject to all of the terms, provisions, conditions, rights, privileges, obligations, easements and liens set forth and contained in the Master Deed for The West End, a Condominium, 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 of Davidson County, Tennessee, as further amended by Second Amendment to Master Deed Establishing The West End as Instrument No. 20090512-0043586, Register's Office of 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 of Davidson County, Tennessee, and all exhibits thereto, as now or hereafter amended, and all instruments referred to therein.

Subject to all of the terms and provisions of the Bylaws of the West End Condominium Association of record as Instrument No. 20080401-0032619, Register's Office of Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 57, Page 46, Register's Office for Davidson County, Tennessee.

Subject to agreement for Dedication of Easements for Storm Drainage of record as Instrument No. 20051013-0123589, Register's Office for Davidson County, Tennessee.

Subject to Stormwater Detention Agreement of record as Instrument No. 20051013-0123588, Register's Office for Davidson County, Tennessee.

Subject to Application to Combine Parcels of record as Instrument No. 20051123-0141766, Register's Office for Davidson County, Tennessee.

Subject to Article of Conversion to LLC of record as Instrument No. 20050921-0113643, Register's Office for Davidson County, Tennessee.

This being the same real property conveyed to John Allan Wade by deed of West End Partners, LLC dated October 26, 2011 and of record as Instrument No. 20111028-0083975 in the Register's Office of Davidson County, Tennessee.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD the premises aforesaid unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging. Grantor does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with Grantees that Grantor is lawfully seized and possessed of an indefeasible estate in fee in the premises hereby conveyed; that the premises are free and clear of any encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and that Grantor will warrant and defend the title to said premises unto Grantees, forever, against the lawful claims and demands of all persons whomsoever.

Grantor, and persons rightfully claiming under Grantor will, from time to time and at all times, at the request and cost of Grantees, execute all such further assurances for the further or more perfectly satisfactorily assuring and confirming said hereditaments and premises hereby granted as shall be necessary to effectuate the purposes of this instrument.

WITNESS Grantor's hand this 13 day of August, 2015.

John Allan Wade

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 13 day of August, 2015, before me personally appeared John Allan Wade, known to me or satisfactorily proven, to be the party executing the foregoing instrument and he acknowledged that he executed same as his free act and deed.

Notary Public

My Commission expires: July 8, 2019

SUSAN M. CARROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 8, 2019

Owner and Parties Responsible for Taxes:
Martin N. Lewis and Elizabeth S. Lewis
900 Tyson Ave
Paris, TN 38242

STATE OF TENNESSEE
COUNTY OF HENRY

I swear and affirm that the actual consideration of this transfer or value of the property transferred whichever is greater is $720,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Martin N. Lewis
AFFIANT

Sworn to and subscribed before me this, the 14th day of August, 2015.

Notary Public

My commission expires: 4/27/19

JOSHUA BOWDEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HENRY