(1)

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $231,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of August, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-27-2016

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kaitlin Neary	Same	104090G03900CO
(NAME)	(NAME)	
142 West End Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **Brian P. Smith and wife, and Andrea G. Smith,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kaitlin Neary,** 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 No. 39 as shown on Exhibit B to the Master Deed establishing a Horizontal Property Regime of Park Circle Condominiums now known as West End Place Condominiums, of record in Book 6809, page 569, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Brian P. Smith, unmarried, by Warranty Deed from Roger N. Birden, unmarried, dated June 30, 2006, of record in Instrument No. 20060703-0079516, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Brian P. Smith and wife, Andrea G. Smith, by Quitclaim Deed from Brian P. Smith, Married, joined by spouse, Andrea G. Smith, dated October 9, 2009, of record in Instrument No. 20091014-0095299, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 142 West End Place, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20150069114 DEEDWARR
Recvd: 08/17/15 15:12 2 pgs
Fees:13.00 Taxes:855.81
20150817-0082605

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.

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plan of record in Exhibit B of Book 6809, page 569; Rules and Regulation for Park Circle Homeowners Association now known as West End Place Condominiums of record in Book 8834, page 727; Master Deed establishing a Horizontal Property Regime of Park Circle Condominiums now known as West End Place Condominiums , of record in Book 6809, page 569, amended in Book 9992, page 744; By-Laws of record in Exhibit D of Book 6809, page 569; Articles of Incorporation/ Charter of record in Book 6820, page 916; Easement of record in Book 4879, page 460 and Book 5967, page 451; Subject to rights of abutting or adjoining land owners and the public to the use of an alley recorded in Book 456, page 570; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 12th day of August, 2015.

Brian P. Smith

Andrea G. Smith

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Brian P. Smith and Andrea G. Smith, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 12th day of August, 2015.

Notary Public
My Commission Expires: _____

File No.: 21256

