Davidson County	DEEDWARR
Recvd: 09/01/15 10:21	3 pgs
Fees:18.00 Taxes:1280.20	
20150901-0088546	

#32591

This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2015070031

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $346,000.00

Sworn to and subscribed before me this 31st day of August, 2015.

KAREN FORD MARLIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

Affiant

Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Bryan David Parsels		104-010F-032.00-CO
309 Sylvan Park Lane	New Owner	
Nashville,, TN 37209		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Lesleigh Burton fka Lesleigh Baugh and husband, Thomas Michael Burton** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Bryan D. Parsels, unmarried** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 32 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 No. 20071220-0146057, Instrument No. 20080919-0095641, Instrument No. 20081029-0108160 and Instrument No. 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 Lesleigh Baugh by Warranty deed from West End Station, LLC. a Tennessee Limited Liability Company of record in Instrument No. 20091008-0093658 Register's Office for Davidson County, Tennessee, dated September 25, 2009 and recorded on October 08, 2009

The undersigned Lesleigh Burton declares under penalty of perjury that she is one and the same person as Lesleigh Baugh.

Thomas Michael Burton, spouse of Lesleigh Burton, joins in the execution of this Deed to convey any right, title or interest, marital or otherwise, he may have in or to the subject property.

This is improved property known as **309 Sylvan Park Lane, Nashville,, TN 37209.**

This conveyance is made subject to:
Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 31st day of August, 2015.

Lesleigh Burton

Thomas Michael Burton

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Lesleigh Burton and Thomas Michael Burton, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2015.

E. Manning
Notary Public Comm. Exp. 1-8-2019

E. MANNIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:

