BILL GARRETT, Davidson County
Trans:T20150081482 DEEDWARR
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Fees:23.00 Taxes:839.90

20150924-0097317

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Franklin TN 37067

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $227,000.00. Affiant Subscribed and sworn to before me, this 23rd day of September, 2015. Notary Public My Commission Expires:

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires April 13, 2019

Address New Owner As Follows: Erin Michelle Pettit 101 West End Place, #4 Nashville, TN 37205	Send Tax Bills To: PrimeLending 18111 Preston Rd., Ste 900 Dallas, TX 75252	Map-Parcel Number: 104090G00400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS A. ROBERTS AND WIFE, LAURA SUSAN J. ROBERTS**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ERIN MICHELLE PETTIT**, a single woman, hereinafter

called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 4 of the West End Place, formerly Park Circle Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws of Park Circle Condominiums, of record in Book 6809, page 569 and amendment to change name from Park Circle Condominiums to West End Place, of record in Book 9992, page 744, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Park Circle Condominiums, of record in Book 6809, page 569, and amendment to change name from Park Circle Condominiums to West End Place, of record in Book 9992, page 744, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.

Being the same property conveyed to Thomas A. Roberts and Laura Susan J. Roberts, husband and wife, by deed from Allen A. Fullen, unmarried and Charles N. Reynolds, unmarried, of record in Instrument No. 20060703-0079439, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2015 Metro taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and ByLaws establishing a Horizontal Property Regime of West End Place, formerly Park Circle Condominiums, of record in Book 6809, page 569, Register's Office for said County.

3. West End Place Condominiums Leasing Rules of record in Instrument No. 20140423-0034301, Register's Office for Davidson County, Tennessee.

4. Charter of Park Circle Condominiums Association, Inc., of record in Book 6820, page 916, Register's Office for Davidson County, Tennessee.

5. Rights of others in and to the common elements.

This is improved property known as: 101 West End Place, #4, Nashville, TN 37205.

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 Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, 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 person whomsoever.

WITNESS my hand this 23rd day of September, 2015.

Thomas A. Roberts

By: Laura Susan J. Roberts
Laura Susan J. Roberts, Attorney-in-fact

Laura Susan J. Roberts attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LAURA SUSAN J. ROBERTS**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **ATTORNEY-IN-FACT FOR THOMAS A. ROBERTS**, of the maker or a constituent of the makers and is authorized by the makers or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the makers.

WITNESS my hand, at office, this 23rd day of September, 2015

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD JR.
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

618157.1/200736

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LAURA SUSAN J. ROBERTS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of September, 2015

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019