THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15085143** BILL GARRETT, Davidson County Trans:T20150088234 DEEDWARR Recvd: 10/16/15 10:49 2 pgs Fees:13.00 Taxes:1159.95 20151016-0105333	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $313,500.00. Affiant Subscribed and sworn to before me, this 9th day of October, 2015. Notary Public My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2016

WARRANTY DEED

Address New Owner: Hunter R. Ashwood 200 36th Avenue North Nashville TN 37209-4801	Send Tax Bills To: ~~New Owner~~ Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	Tax Information: Tax Parcel ID No. 104-1-F-1.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Todd Scott, married**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hunter R. Ashwood, unmarried** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 1, WEST END STATION Condominiums, as established under Master Deed of record in Instrument No. 20070712-0083315, Amended in Instrument Nos. 20071220-0146057, 20080919-0095641, 20081029-0108160 and 20090825-0080074, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Todd Scott, unmarried by Warranty Deed from West End Station, LLC, a Tennessee Limited Liability Company, recorded on the 20th day of November, 2008 in Instrument No. 20081120-0114426, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST GROVE, as recorded in Plat Book 421, Page(s) 109.

Easement Agreement recorded at Instrument No. 20131007-0005196.

Charter of West End Station Condominium Association, Inc. recorded at Instrument No. 20080805-0080550.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WEST END STATION Condominiums of record in Instrument No. 20070712-0083315 , as amended by instrument(s) of record in Instrument Nos. 20071220-0146057, 20080919-0095641, 20081029-0108160 and 20090825-0080074; also subject to easements, rights and interests 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 building thereon.

Easement for Storm Drainage and Access, recorded in Instrument No. 20070425-0049073.

Easement for Sanitary Sewer, Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument Nos. 20080421-0040206 and 20080505-0046041.

Easement for Sanitary Sewers, recorded in Book 1851, Page 222.

Stormwater Detention Agreements recorded at Instrument Nos. 20070425-0049064 and 20080505-0045999.

Application to Combine Parcels recorded at Instrument No. 20070606-0067812.

Survey dated June 28, 2007, Cherry Land Surveying, TN RLS No. 1512.

Title to that portion of the premises, if any, embraced within the bounds of the charter right-of-way of the N.C. and St. L. Railroad.

Easement to Comcast recorded at Instrument No. 20081017-0104357.

This is improved property located at 200 36th Avenue North Nashville TN 37209-4801

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of October, 2015.

Todd Scott

Hannah Elaine Scott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Todd Scott and Hannah Elaine Scott, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of October, 2015.

Notary Public

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

my commission expires:
02/26/17