THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15095372**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $319,900.00. Affiant Subscribed and sworn to before me, this 16th day of October, 2015. Notary Public My Commission Expires: 5-6-19

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

WARRANTY DEED

Address New Owner: Beth Wilson 3100 West End Circle #102 Nashville TN 37203-1359	Send Tax Bills To: SWBC ~~New Owner~~ PO Box 11433 Newark NJ 07101	Tax Information: Tax Parcel ID No. 104024A10600CO

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, **Michael Keil, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Beth H. Wilson, an unmarried woman**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium unit in Davidson County, Tennessee, being Unit No. 102 of the 3100 West End Circle Condominiums as established by First Supplement to the Master Deed for 3102 West End Circle Condominiums, of record as Instrument No. 20060419-0044895, amending Master Deed of record as Instrument No. 20050405-0037200, as further amended by Amendment to First Supplement to the Master Deed of record as Instrument Nos. 20061018-0129536 and 20150729-0074422, in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, said unit being shown as part of Exhibit "A" to said Amendment to First Supplement to the Master Deed.

Being the same property conveyed to Michael Keil by Warranty Deed from Kusum W. Ketkar and husband, Suhas Ketkar, recorded on the 4th day of September, 2012 in Instrument No. 20120904-0079430, in the Register's Office of Davidson County, Tennessee.

Lauren Keil joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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 END PARK, as recorded in Instrument No. 20060616-0072004 and Plat Book 42, Pages 82 and 83.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 571, Page 465 and Book 647, Page 310.
Charter of the Homeowners Association recorded at Instrument No. 20050408-0038974.

BILL GARRETT, Davidson County
Trans:T20150089552 DEEDWARR
Recvd: 10/21/15 09:14 2 pgs
Fees:13.00 Taxes:1183.63
20151021-0106895

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed of record in Instrument No. 20050405-0037200 , as amended by instrument(s) of record in Instrument Nos. 20060419-0044895, 20061018-0129536 and 20150729-0074422; 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 Right of Way, recorded in Book 778, Page 343.

Easement to BellSouth, recorded in Instrument No. 20060629-0078073.

Easement for Sanitary Sewer, Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument Nos. 20050715-0082454, 20050715-0082455 and 20060912-0112730.

Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

Stormwater Detention Agreements recorded at Instrument Nos. 20050630-0075316 and 20060911-0111952.

This is improved property located at 3100 West End Circle #102 Nashville TN 37203-1359

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 16th day of October, 2015.

Michael Keil by _____, Attorney in Fact
Michael Keil by Will Chapman, his Attorney-in-Fact

Lauren Keil by _____, Attorney in Fact
Lauren Keil by Will Chapman, her 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, Will Chapman, 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 he is the Attorney-in-fact for Michael Keil and Lauren Keil, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 16th day of October, 2015.

_____
Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018