#32737

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 32737-11-2015** Davidson County DEEDWARR Recvd: 11/25/15 13:53 4 pgs Fees:23.00 Taxes:571.65 **20151125-0119825**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $154,500.00 Affiant Subscribed and sworn to before me this 25th day of November, 2015. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

WARRANTY DEED

Address New Owner: Dean Cokinos 3204 West End Circle Unit 11 Nashville, TN 37203	**Send Tax Bills To:** 1541 Kinnant Drive Franklin, TN 37064	**Tax Information:** Map and Parcel No.: 104 02 0 F 011 00CO

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, **Jana Lou Bart, Executor of the Estate of Teddy Bart**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dean Cokinos, married** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is property located at 3204 West End Circle Unit 11, Nashville, TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 23 day of November, 2015.

Jana Lou Bart, Executor of the Estate of Teddy Bart

Jana Lou Bart, Executor of the Estate of Teddy Bart

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jana Lou Bart, Executor of the Estate of Teddy Bart**, 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 23rd day of November, 2015.

Nancy J Carter
Notary Public

My Commission Expires:
Oct. 31, 2017

NANCY T. CARTER
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES OCT. 31, 2017
COMMISSION # 7196106

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 11 on the Plan of West End Square Condominium of record in Plat Book 6250, page 828, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of West End Square Condominium Association, a horizontal property regime established by Master Deed of record in Book 6686, page 648, amended in Book 6712, page 739, Book 6780, page 353 and Book 7114, page 388, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Teddy Bart, a married man, by deed dated September 13, 2007 from L. Curtis Calihan, a single man, of record in Instrument No. 20070919-011912, Register's Office for Davidson County, Tennessee. Teddy Bart died testate on December 20, 2014, leaving a Last Will and Testament filed for Probate in Docket No. 2015-PR-22, Chancery Court for Coffee County, Tennessee. In accordance with the terms of the Will, Teddy Bart directed that the Executor administer and distribute the real property as part of his probate estate. Letters Testamentary were issued to Jana Lou Bart.

This conveyance is made subject to:

1. 2015 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for West End Square Homeowner's Association, of record in Book 6686, page 648 amended in Book 6712, page 739, Book 6780, page 353, and Book 7114, page 388, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 6250, page 828, Register's Office for Davidson County, Tennessee.

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, GERALD G. PATTERSON, 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:

