THIS INSTRUMENT PREPARED BY:
DAVID A. CHILDRESS
ATTORNEY AT LAW
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

BILL GARRETT, Davidson County
Trans:T20150103250 DEEDWARR
Recvd: 12/07/15 12:20 3 pgs
Fees:18.00 Taxes:136.90
20151207-0123039

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $37,000.

AFFIANT

Subscribed and sworn to before me this 3rd day of December, 2015.

Notary Public

My Commission Expires: 7/5/2019

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Martha Jo Fristoe 1900 Richard Jones Rd, V-6 Nashville, TN 37215	Owner	Map 103-02-0C Parcel 3.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the undersigned, **ORLANDO & WHITE BRIDGE PROPERTIES, LLC, a Tennessee limited liability company** (herein referred to as "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **MARTHA JO FRISTOE, unmarried** (herein referred to as "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land located in **Davidson** County, Tennessee, described as follows, to-wit:

Being Unit No. 3, together with the appurtenant interest in the common elements West End Terrace Condominium, a horizontal property regime established by Master Deed, of record on Book 6657, Page 549, amended in Book 7541, Page 955, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed.

Being the same property conveyed to **ORLANDO & WHITE BRIDGE PROPERTIES, LLC** by deed from **MILES W. BELL**, of record in Instrument No. 20020822-0101597, dated August 14, 2002, said Register's Office.

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 right of ways for public utilities that appear in the appropriate public record.

1. Davidson County taxes and any special taxes and assessments for 2016 and subsequent years;

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in the Master Deed of West End Terrace Condominium, of record in Book 6657, Page 549, amended in Book 7541, Page 955, said Register's Office.

3. Restrictive Covenants contained in instrument of record in Book 3642, Page 417, said Register's Office.

4. Easement for Television Cable of record in Book 5974, Page 755, said Register's Office.

5. Easement to the Metropolitan Government of Nashville and Davidson County of record in Book 5894, Page 97, and in Book 5894, Page 101, said Register's Office.

6. Sanitary Sewer Easement of record in Book 3840, Page 386, and in Book 3859, Page 859, said Register's Office.

7. Monthly Assessments as set forth in the Master Deed for West End Terrace Condominium of record in Book 6657, Page 549, said Register's Office.

8. Easements as set forth in the Master Deed for West End Terrace Condominium of record in Book 6657, Page 549, said Register's Office.

9. Assessments as set forth in the Amendment To The Master Deed and By-Laws for West End Terrace Condominium of record in Book 7541, Page 955, said Register's Office.

10. Rights and claims of tenant in possession under existing month to month lease.

BEING improved property, known as 276 White Bridge Road, West End Terrace Unit # 3, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, GRANTEE'S heirs and assigns, forever; and GRANTOR does covenant with the 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, unless otherwise herein set forth. GRANTOR does further covenant and bind itself, it's successors and/or assigns, to

warrant and forever defend the title to said land to the said GRANTEE, her heirs and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 3rd day of December, 2015.

ORLANDO & WHITE BRIDGE PROPERTIES, LLC

By: Zeanell Glimps
Zeanell Glimps

Its: Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, **Zeanell Glimps**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the sole Member of Orlando & White Bridge Properties, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that she as such sole Member, being authorized to do so, executed the within instrument for the purposes therein contained, by signing the name of the Limited Liability Company by herself as the sole Member.

WITNESS my hand and official seal at Nashville, Tennessee this 3rd day of December, 2015.

David A. Childress
Notary Public

My Commission Expires: 7/8/2019

