THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15115890** BILL GARRETT, Davidson County Trans:T20150108295 DEEDWARR Recvd: 12/23/15 08:28 2 pgs Fees:13.00 Taxes:3922.00 20151223-0128974	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,060,000.00. Affiant Subscribed and sworn to before me, this 18th day of December, 2015. Notary Public My Commission Expires: SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
W. Lucas Simons, Trustee Susan W. Simons, Trustee 3737 West End Avenue #102 Nashville, TN 37205	Nelson Mullins Chris Lalonde 150 4th Avenue North Nashville, TN 37219	Tax Parcel ID No. 104090J10200CO

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, **Nan Nelson Parrish** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **W. Lucas Simons and Susan W. Simons, as Trustees of the Susan W. Simons Living Trust Dated June 18, 2004 and Susan W. Simons and W. Lucas Simons, as Trustees of the W. Lucas Simons Living Trust Dated June 18, 2004, as tenants in common**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 102 of the Westbury Condominiums, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123) and the provisions of the Master Deed for the Westbury Condominiums of record in Book 6819, Page 210, including without limitation the by-laws appended thereto of record in Book 6819, Page 239, said Register's Office as amended by First Amendment to Master Deed of record in Book 6886, Page 662, said Register's Office, and as amended by Second Amendment to Master Deed of record in Book 6958, Page 220, said Register's Office, to which reference is hereby made for a more complete and accurate description of said unit.

Together with the undivided percentage interest in the common elements (as defined in the Master Deed) appertaining to said Unit and all other rights, powers, privileges and interest appertaining to said unit pursuant to the Master Deed.

Together with Allocated Parking Space No.(s) 25, 29 & 30 and Reserved Space No.(s) S-6, S-7, which are hereby allocated to the aforesaid unit as an inseparable appurtenance and interest as provided in the Master Deed.

Being the same property conveyed by Quitclaim Deed from Neil Craig Parrish to Nan Nelson Parrish, as recorded on the 7th day of October, 2011 in Instrument No. 20111007-0078052 and Warranty Deed from Georgianna W. Russell, and husband, Eric V. Youngquist to Nan Nelson Parrish and Neil Craig Parrish, husband and wife, as recorded on the 30th day of April, 2002 in Instrument No. 20020430-0052973, 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.

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 WILTON CONDOMINIUMS, as recorded in Plat Book 6050, Page(s) 116.

Charter of Westbury Condominium Association recorded in Book 6819, Page 862, amended in Book 7970, Page 553.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WILTON CONDOMINIUMS of record inBook 6819, Page 210 , as amended by instrument(s) of record in Book 6886, Page 662, Book 6958, Page 220, Instrument Nos. 20000606-0055942 and 20140717-0063499; 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.

This is improved property located at 3737 W END AVE #102 Nashville TN 37205-2421

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 18th day of December, 2015.

Nan Nelson Parrish

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nan Nelson Parrish, 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 18th day of December, 2015.

Notary Public

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017