30x14
28058-3

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160004418 DEEDWARR
Recvd: 01/19/16 09:51 2 pgs
Fees:13.00 Taxes:1757.50
20160119-0004772

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $475,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of January, 2016.

Notary Public

My commission expires: 11/6/17
(AFFIX SEAL)

DEBORAH M. O'NEIL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
William A. Spencer, Trustee	New Owner	Map 104-09-0-P, Parcel 201.00CO
2320 Golf Club Lane		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Suzanne Bercut Day, Trustee of The SABD Trust, dated 9/18/06

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William A. Spencer, Trustee of the William A. Spencer Trust Agreement dated March 8, 2006

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 2A of West End Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws of record in Instrument No. 20040625-0075579, as amended in Instrument No. 20060224-0021515,Instrument No. 20060801-0093612,in Instrument No. 20061003-0122488, in Instrument No. 20080514-0049606, and in Instrument No. 20160113-0003705, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plat of West End Condominiums, as shown on Exhibit "B" to the Master Deed of record, as aforementioned,, said Register's Office, for a more complete identification and description of such Unit.

Together with Parking Space Nos. 6 and 7 and Storage Unit No. 7, which are both Limited Common Elements as described in the Master Deed.

BEING the same property conveyed to Suzanne Bercut. Day, Trustee of the SABD Trust, dated 9/18/06 by Deed dated November 16,2009, from Supreet Manchanda, unmarried, of record in Instrument No. 2009117-0105949, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Suzanne Bercut Day, pursuant to a Power of Attorney executed by same on the 14th day of January, 2016, of record in Instrument No. 20160119-0004771, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
(1) The Plan of record as set out on Exhibit "B" to the supplement and Amendment to the Master Deed as shown in Instrument No.20060801-0093612, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
(2) All matters shown on the Plan of record in Book 332, Page 141, Register's Office for Davidson County, Tennessee.
(3) A joint driveway easement in Book 2495, Page 537, Register's Office for Davidson County, Tennessee.
(4) Declaration of Ingress and Egress easement in Instrument No. 20021111-0138977, Register's Office for Davidson County, Tennessee.
(5) Subject to a 10 foot landscaping buffer and restrictions as set out in the Deed in Instrument No. 20040209-0015325, Register's Office for Davidson County, Tennessee.

(6) Master Deed establishing a Horizontal Property Regime of West End Condominiums of record in Instrument No. 20040625-0075579, supplement and amendment in Instrument No. 20060224-0021515, in Instrument No. 20060801-0093612, in Instrument No. 20061003-0122488, in Instrument No. 20080514-0049606, and in Instrument No. 20160113-0003705, Register's Office for Davidson County, Tennessee.
(7) Charter of West End Condominiums Homeowner's Association, Inc. in Instrument No. 20040616-0071452, Register's Office for Davidson County, Tennessee.
(8) Taxes for 2016, a lien, not yet due and payable, which have been prorated and assumed by the Grantee herein.

This is improved (__X__) Unimproved (____) property, known as **3629 West End Avenue #201, Nashville, TN 37205**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **15th** day of **January, 2016.**

Suzanne Bercut Day.
By Dennis Devine, agent

Suzanne Bercut Day, Trustee of The SABD Trust, dated 9/18/06
By: Dennis Devine, Attorney in Fact and Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Dennis Devine**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact and Authorized Agent for **Suzanne Bercut Day, Trustee of The SABD Trust, dated 9/18/06** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of **Suzanne Bercut Day, Trustee of The SABD Trust, dated 9/18/06** and as the personal act and deed of the said for the purpose therein contained, by signing the name of **Suzanne Bercut Day, Trustee of The SABD Trust, dated 9/18/06,** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **January, 2016.**

My Commission expires: 2/13/17

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public