G# 28507-3, Box # 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160005540 DEEDWARR
Recvd: 01/21/16 09:36 2 pgs
Fees:13.00 Taxes:2035.00
20160121-0006111

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$550,000.00**

Affiant

Subscribed and sworn to before me, this the 19th day of January, 2016.

Notary Public

My commission expires: 2/13/17
(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON 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
Bobby W. Hurt **Pamela A. Hurt**	**"New Owner"**	**Map 104090P10200co**
3629 West End Avenue # 102		
Nashville, TN 37205		

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

Bobby W. Hurt and Pamela A. Hurt, husband and wife

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. 1B 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. 5 and 12 and Storage Unit No. 4, which are Limited Common Elements 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 April 10, 2009 from Anthony Halligan and wife Veruschka Halligan, of record in Instrument No. 20090414-0033567, 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 19th day of January, 2016, of record in Instrument No. 20160121-0006110, 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;
(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) The Premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest 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; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the 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 Grantee herein.

This is improved (X) Unimproved ( ) property, known as **3629 West End Avenue #102, 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 **19th** day of **January, 2016.**

Suzanne Bercut Day as Trustee
by Dennis Devine as 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 Country 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, acknowledge himself to be 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 **19th** day of **January, 2016.**

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 2/13/17