WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160013207 DEEDWARR
Recvd: 02/17/16 14:35 2 pgs
Fees:13.00 Taxes:1331.63
20160217-0015094

G-TN-15-306-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Emma F. Mathews	new owner	
(NAME)	(NAME)	**104-01F-033.00CO**
306 Sylvan Park Ln.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209-4973		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **LAWRENCE LUCKEY AND FRANCES CATE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **EMMA F. MATHEWS, A SINGLE PERSON,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 33 of West End Station Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing West End Station of record in Instrument No. 20070712-0083315, as amended in Instrument No. 20071220-0146057, Instrument No. 20080919-0095641, Instrument No. 20081029-0108160 and Instrument No. 20090825-0080074, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thererof; said Unit being depicted on Exhibit "B" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Lawrence Luckey and Frances Cate by Quitclaim Deed from Lawrence Luckey, of record in Instrument No. 20130123-0007317, Register's Office for Davidson County, Tennessee, dated December 26, 2012 and recorded on January 23, 2013.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years, a lien not yet due and payable.
- Subject to all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of West End Station, of record in Instrument No. 20070712-0083315, as amended in Instrument No. 20071220-0146057, Instrument No. 20080919-0095641, Instrument No. 20081029-0108160 and Instrument No. 20090825-0080074, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer, Storm Drainage, Water Mains of record in Instrument No. 20080421-0040206 and Instrument No. 20080505-0046041, in the Register's Office for Davidson County, Tennessee.
- Easement for Storm Water Detention of record in Instrument No. 20070425-0049064 and Instrument No. 20080505-0045999, in the Register's Office for Davidson County, Tennessee.
- Easement for Comcast of record in Instrument No. 20081017-0104357, in the Register's Office for Davidson County, Tennessee.
- Charter for West End Station HOA of record in Instrument No. 20080805-0080550, in the Register's Office for Davidson County, Tennessee.
- Easement record in Book 1851, Page 222 and Book 5594, Page 379, in the Register's Office for Davidson County, Tennessee.
- Easement for Storm Drainage and Access of record in Instrument No. 20070425-0049073, in the Register's Office for Davidson County, Tennessee.
- Application to combine parcels of record in Instrument No. 20070606-0067812, in the Register's Office for

Davidson County, Tennessee.
• Subject to all matters shown on the Plan of record in Plat Book 421, Page 109, Register's Office for Davidson County, Tennessee.
• Charter of record in Instrument No. 20070711-0082529, in the Register's Office for Davidson County, Tennessee.
• Easement Agreement of record in Instrument No. 20131007-0105196, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **306 Sylvan Park Ln. , Nashville, Tennessee 37209-4973**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 16th DAY OF FEBRUARY, 2016.

Lawrence Luckey

Frances Cate

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAWRENCE LUCKEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of February, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANCES CATE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of February, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212