WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160021573 DEEDWARR
Recvd: 03/16/16 13:39 2 pgs
Fees:13.00 Taxes:1295.00
20160316-0025016

R-BR-16-3100-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Matthew William Lummus	**Same as New Owner**	
(NAME)	(NAME)	**104-02-4A-107.00-CO**
3100 W End Circle, Apt 103		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ARIANA BECK GEROMES AND MARCUS STEPHEN GEROMES, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW WILLIAM LUMMUS,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium unit in Davidson County, Tennessee, being Unit No. 103 of the 3100 West End Circle Condominiums as established by First Supplement to the Master Deed for 3102 West End Circle Condominiums, of record as Instrument No. 20060419-0044895, amending Master Deed of record as Instrument No. 20050405-0037200, as further amended by Amendment to First Supplement to the Master Deed of record as Instrument No. 20061018-0129536, in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, said unit being shown as part of Exhibit "A" to said Amendment to First Supplement to the Master Deed.

Being the same property conveyed to Ariana Leigh Beck and Marcus Stephen Geromes, wife and husband by Warranty deed from Kyle England and Elissa Young England, husband and wife of record in Instrument No. 20141231-0119050 Register's Office for Davidson County, Tennessee, dated December 18, 2014 and recorded on December 31, 2014.

The said Ariana Leigh Beck having since married and now being known as Ariana Beck Geromes.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Plan of record in Plat Book 421, Page (s) 82 and 83, Register's Office for Davidson County, Tennessee.
- Matters appearing on the plan of record as Instrument No. 20060616-0072004, in said Register' Office.
- Master Deed establishing a Horizontal Property Regime of 3102 West End Circle Condominiums of record in Instrument Number 20050405-0037200, amended in Instrument No. 20060419-0044895, Instrument No. 20061018-0129536 and Instrument No. 20150729-0074422, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 571, Page 465 and Book 647, Page 310, in the Register's Office for Davidson County, Tennessee.
- Charter of Homeowners Association of record in Instrument Number 20050408-0038974 and Instrument No. 20050405-0037200, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer/storm drainage, water mains, pumps and appurtenances agreement of record in Instrument Number 20050715-0082454, Instrument No. 20050715-0082455 and Instrument No. 20060912-0112730, in the Register's Office for Davidson County, Tennessee.
- Stormwater detention Agreement of record in Instrument Number 20050630-0075316 and Instrument No. 20060911-0111952, in the Register's Office for Davidson County, Tennessee.
- Bellsouth Easement of record in Instrument Number 20060629-0078073, in the Register's Office for Davidson County, Tennessee.
- Right of way Easement of record in Book 778, Page 343, in the Register's Office for Davidson County, Tennessee.
- Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No.

BL-2000-476, of record in the Metropolitan Clerk'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: **3100 W End Circle, Apt 103, Nashville, Tennessee 37203**.

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 15th DAY OF MARCH, 2016.

Ariana Beck Geromes

Marcus Stephen Geromes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ARIANA BECK GEROMES, 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 15th of March, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARCUS STEPHEN GEROMES, 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 15th of March, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212