Davidson County	DEEDWARR
Recvd: 05/09/16 16:03	4 pgs
Fees:23.00 Taxes:629.00	
20160509-0046027	

#32954

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 32954-04-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $170,000.00. Affiant Subscribed and sworn to before me this 6th day of May, 2016. Notary Public My Commission Expires:

ASHLEY HART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

WARRANTY DEED

Address New Owner: Alice A. Choate 3314 West End Avenue Unit 705 Nashville, TN 37203	**Send Tax Bills To:** Legacy Home Loans, LLC 4025 Hillsboro Rd. Suite 601 Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 104 06 0 B 705 00CO

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, **Adam S. Ryan and wife, Brooke Ryan,** who joins in the execution of this instrument for the purpose of conveying any interest she has in the property by virtue of her marriage to Adam S. Ryan ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alice A. Choate** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3314 West End Avenue Unit 705, Nashville, TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 6th day of May, 2016.

Adam S. Ryan

Brooke Ryan by Adam S. Ryan, Attorney in Fact

Brooke Ryan, by Adam S. Ryan, her Attorney-in-fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Adam S. Ryan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of May, 2016.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

Notary Public

My Commission Expires:

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Adam S. Ryan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for **Brooke Ryan**, and he is authorized by **Brooke Ryan** to execute this instrument on his/her behalf.

Witness my hand, at office, this 6th day of May, 2016.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 705 on the Plan of The West End Park Condominiums fka The Park Road Condominium of record in Plat Book 5200, page 390, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The West End Park Condominiums fka The Park Road Condominium, a horizontal property regime established by Master Deed of record in Book 5845, page 831, amended in Instrument No. 20071213-0143676 (which changed the name of the condominiums to The West End Park Condominiums), Instrument No. 20130723-0076094 and Instrument No. 20140627-0056472 said Register's Office.

Being the same property conveyed to Adam S. Ryan, unmarried, by deed dated May 18, 2007, from David Lynn Manning and wife, Lisa Z. Manning, of record in Instrument No. 20070525-0062793, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No. 104 06 0 B 705 00CO.
2. Dedication of common area to The West End Park Condominium Association aka The Park Road Condominium Association of record in Book 5845, page 899, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The West End Park Condominiums fka The Park Road Condominium, of record in Book 5845, page 831, amended in Instrument No. 20071213-0143676 (which changed the name of the condominiums to The West End Park Condominiums), Instrument No. 20130723-0076094 and Instrument No. 20140627-0056472 said Register's Office.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 5200, page 390, Register's Office for Davidson County, Tennessee.
6. Easement for underground utility of record in Instrument No. 20020830-0105416, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GERALD G. PATTERSON, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

