THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 243,500.00.

Gail Taylor Bost
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June, 2016.

Kathy Snider
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires May 8, 2018

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gail Taylor Bost	SAME	MAP 144-08-0C
7277 Charlotte Pike #334		PARCEL 116.00-CO
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gail Taylor Bost, unmarried**

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

Land in Davidson County, Tennessee, being Unit 112 on the Plan of West Park Phase 3 as established by a Master Deed for West Park Homeowners Association, Inc., of record as Instrument No. 20040304-0024541, as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions, and Restrictions and By-Laws for West Park Homeowner's Association Inc., of record as Instrument No. 20041221-0151636, and also amended in Instrument No. 20060202-0013378, and as further set out on a Plan of West Park Phase 3, of record in Instrument No. 20060202-0013378, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Hakel Properties, Ltd. by Quitclaim deed from Jennifer Reed of record in Instrument No. 20100222-0013267 Register's Office for Davidson County, Tennessee, dated February 08, 2010 and recorded on February 22, 2010.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All matters shown on the PUD Boundary Plan in Instrument No. 20040624-0075136; (3).Subject to all matters shown on the Plan of record as Instrument Number 20060202-0012968,; (4) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20040304-0024541, amended by First Amendment and Supplement in Instrument No. 20041221-0151636, amended in Instrument No. 20060202-0013378 and Instrument No. 20050222-0018812; (5) Overhang Easement for Electric Power Lines in Book 6301, page 684;(6) Storm Water Detention Agreement in Instrument No. 20030530-0073233 and Instrument No. 20041112-0136248; (7) Storm Water Detention Agreement in Instrument No. 20051123-0141922; (8)15.Quitclaim Deed for Common Element of record in Instrument Number 20120731-0067330; (9) Subject to rights of others in and to the common areas and/or elements; (10) All applicable governmental and zoning regulations.

This is IMPROVED property known as 7277 Charlotte Pike #334, Nashville, TN 37209.

BILL GARRETT, Davidson County
Trans:T20160047203 DEEDWARR
Recvd: 06/06/16 08:57 2 pgs
Fees:13.00 Taxes:900.95
20160606-0056468

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 hand this the 31st day of May, 2016.

Hakel Properties, Ltd.

BY: Harold M. Reed Jr. Authorized Agent
Harold M. Reed, Jr., Authorized Agent

STATE OF OHIO
COUNTY OF LUCAS

Before me, a Notary Public in and for said State and County, personally appeared Harold M. Reed, Jr, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Agent of the maker, **Hakel Properties, Ltd.**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 31st day of May, 2016.

Ashley P. Brooks, Notary Public
In and For the State of Ohio
My Commission Expires October 23, 2016

My Commission expires _____ Ashley P. Brooks
Notary Public

NOTARIAL SEAL • STATE OF OHIO •