Box 14

28556-8 Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160052990 DEEDWARR
Recvd: 06/22/16 09:41 2 pgs
Fees:13.00 Taxes:2414.25
20160622-0063426

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$652,500.00.**

Affiant

Subscribed and sworn to before me, this the 21 day of June, 2016.

Notary Public

My commission expires: 5-8-18
(AFFIX SEAL)

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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
David Helton	**David Helton**	**Map 104-02-4-C Parcel 022.00co**
110 31st Avenue North # 308	**1126 Woodridge Place**	
Nashville, Tennessee 37203	**Mt. Juliet, TN 37122**	

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,

Phillip Brian Cook, Jr. , married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Helton

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:

Land in Davidson County, Tennessee, being Unit 308, together with the appurtenant interest in the common elements of The West End, a condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20080401-0032619, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed Establishing The West End of record as Instrument No. 20080408-0035628, Register's Office for Davidson County, Tennessee, as further amended by Second Amendment to Master Deed Establishing The West End as Instrument No. 20090512-0043586, Register's Office for Davidson County, Tennessee, and as further amended by Amendment to Second Amendment to Master Deed Establishing The West End as Instrument No. 20090921-0087974, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Phillip Brian Cook. Jr., by Special Warranty Deed dated January 7, 2010 from West End Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20100108-0002141, by Deed of Correction of record in Instrument No. 20100510-0035685, and by Special Warranty Deed of record in Instrument No. 20130717-0073870, Register's Office for Davidson County, Tennessee.

Also conveyed and quitclaimed, without warranty of title, is the Grantor's interest in the following limited common elements which have been assigned as appurtenances to the above described property: Parking Space Number 92, Storage Space Number P1-19, and Parking Space P1-109.

Haden Cook, spouse of the above named Phillip Brian Cook, Jr., joins in this conveyance for the purpose of releasing any and all rights he/she may have in and to the above described property, including any marital rights and homestead exemption.

Conveyance of the above described parcel is subject to the following: 1) The Plan of record as set out on Exhibit "B" to the Master Deed as shown in Instrument No. 20080401-0032619, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) All matters shown on the Plan of record in Book 57, Page 46, said Register's Office. 3) Application to combine parcels of record in Instrument No. 20051123-0141766, said Register's Office. 4) Storm Water Detention Agreement of record in Instrument No. 20051013-0123588, said Register's Office. 5) Agreement for Dedication of Easement for Storm Drainage of record in Instrument No. 20051013-0123589, said Register's Office. 6) The Premises herein insured 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 and By-Laws establishing a Horizontal Property Regime of The West End, a Condominium, of record in Instrument No. 20080401-0032619, amended in Instrument No. 20080408-0035628, Instrument No. 20090512-0043586, and Instrument No. 20090921-0087974, said Register's Office. 7) Charter of The West End Condominium Association, Inc. of record in Instrument No. 20101105-0089042, Register's Office for Davidson County, Tennessee. 8) Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20140328-0025603, said Register's Office. 9) Taxes for the current year prorated and assumed by the Grantee.

This is improved (X) Unimproved ( ) property, known as **110 31st Avenue North # 308, 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 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 **21st** day of **June, 2016.**

Phillip Brian Cook, Jr.

Haden Cook

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Phillip Brian Cook, Jr. and Haden Cook,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **21st** day of **June, 2016.**

Notary Public

My Commission Expires: 7-3-17

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017