STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $760,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of June, 2016.

Notary Public

My commission expires: March 3, 2020

PRISCILLA C. URBAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

BILL GARRETT, Davidson County
Trans:T20160057015 DEEDWARR
Recvd: 07/05/16 14:17 2 pgs
Fees:13.00 Taxes:2812.00
20160705-0068575

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Parkes Brandon	New owner	**104-02-4C-069.00-CO**
110 31St Avenue North, Unit 903		
Nashville, TN 37203		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Sheliah Beth Wall, a single woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Parkes Brandon and wife, Jill Brandon

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 903 of The West End (a condominium community), 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, of the Tennessee Code Annotated under the Master Deed establishing The West End of record in Instrument 20080401-0032619, amended in Instrument 20080408-0035628, Instrument 20090512-0043586 and 20090921-0087974 in the Register's Office for Davidson County, Tennessee and subject to the provisions and requirements thereof and the By-Laws of the administration thereof, and all easements, rights and interests 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 thereof, said units 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 Exhibit "D" to said Master Deed.

Together with Parking Space Numbers P2-37 and P2-38 which are assigned as Limited Common Elements appurtenant to the above-described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to Sheliah Beth Wall by Special Warranty deed from West End Partners LLC, a Tennessee limited liability company of record in Instrument No. 20121126-0107995 Register's Office for Davidson County, Tennessee, dated November 20, 2012 and recorded on November 26, 2012.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 110 31St Avenue North, Unit 903, Nashville, TN 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 HANDS EFFECTIVE AS OF June 30, 2016:

Sheliah Beth Wall

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

INDIVIDUAL ACKNOWLEDGEMENT

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

Witness my hand, at office, this the 30th day of June, 2016.

My Commission Expires: 5/25/20

Notary Public

20161319R

