Davidson County DEEDWARR
Recvd: 07/25/16 12:32 4 pgs
Fees:23.00 Taxes:1646.50
20160725-0076305

THIS INSTRUMENT PREPARED BY: Mudter & Patterson An Association of Attorneys 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 33102-06-2016	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $445,000.00. Affiant Subscribed and sworn to before me this 20th day of July, 2016. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David J. Good and Sandra J. Good 328 Sylvan Park Lane Nashville, TN 37209	New Owner	Map and Parcel No.: 104 01 0 F 020 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, Allison M. Cotton, a married woman, who acquired title as Allison Rebecca Malone, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to David J. Good and wife Sandra J. Good ("Grantees"), their 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 328 Sylvan Park Lane, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that she 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 herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their 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 20th day of July, 2016.

Allison M. Cotton

The undersigned Ian F. Cotton, husband of the within named Grantor Allison M. Cotton, joins in the execution of this instrument for the purpose of conveying all of his interest, marital or otherwise, in the subject property to the Grantees.

Ian F. Cotton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Allison M. Cotton and Ian F. Cotton, 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, at office, this 20th day of July, 2016.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 20, together with the appurtenant interest in the common elements of West End Station Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20070712-0083315, amended in Instrument No. 20071220-0146057, Instrument No. 20080919-0095641, Instrument No. 20081029-0108160 and Instrument No. 20090825-0080074, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "B" to Amendment No. 4 to Master Deed of record in Instrument No. 20090825-0080074, said Register's Office.

Being the same property conveyed to Allison Rebecca Malone, an unmarried person by deed dated April 15, 2011, from Bethany Rose Haynie Tippitt and Bryan Keith Tippitt, wife and husband, of record in Instrument No. 20110419-0030001, Register's Office for Davidson County, Tennessee. Allison Rebecca Malone having since married and now being known as Allison M. Cotton.

This conveyance is made subject to:

1. State and County taxes for the year 2016, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 104 01 0 F 020 00CO.
2. 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 West End Station Condominiums, of record in Instrument No. 20070712-0083315, amended in Instrument No. 20071220-0146057, Instrument No. 20080919-0095641, Instrument No. 20081029-0108160 and Instrument No. 20090825-0080074, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 421, page 109, Register's Office for Davidson County, Tennessee.
5. Easement granted to City of Nashville of record in Book 1851, page 222, Register's Office for Davidson County, Tennessee.
6. Easement for storm drainage and access of record in Instrument No. 20070425-0049073, Register's Office for Davidson County, Tennessee.
7. Easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances of record in Instrument No. 20080421-0040206 and Instrument No. 20080505-0046041, Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Instrument No. 20070425-0049064 and Instrument No. 20080505-0045999, Register's Office for Davidson County, Tennessee.
9. Easement Agreement of record in Instrument No. 20131007-0105196, 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, GEORGE E. MUDTER, JR., 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:

