WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160080995 DEEDWARR
Recvd: 09/15/16 14:15 2 pgs
Fees:13.00 Taxes:3603.80
20160915-0097177

O-SP-16-3629-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $974,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Thomas A. Martin and Cynthia L. Martin	new owner	
(NAME)	(NAME)	**104-09-0P-301.00**
5133 Harding Pike, Suite 5-10, PMB 387		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **SUZANNE BERCUT DAY, TRUSTEE OF THE SABD TRUST U/A/D 9/18/06 AS AMENDED IN RESTATED U/A/D 2/19/10,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THOMAS A. MARTIN AND CYNTHIA L. MARTIN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 3 of West End Condominiums, 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, et seq. of the Tennessee Code Annotated, under the Master Deed establishing West End Condominiums of record in Instrument Number 20040625-0075579, as supplemented and amended in Instrument No. 20060224-0021515; Instrument No. 20060801-0093612; Instrument No. 20061003-0122488 and Instrument No. 20080514-0049606, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof; said Unit 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 to said Master Deed.

Being the same property conveyed to Suzanne Bercut Day, Trustee of The SABD Trust dated 9/18/06 by Quitclaim deed from Suzanne Bercut Day, Trustee, of The Day Family Trust of record in Instrument No. 20090414-0033566 Register's Office for Davidson County, Tennessee, dated April 10, 2009 and recorded on April 14, 2009.

This conveyance is subject to:

- Taxes for the year 2016, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 141, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to 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 the 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of West End Condominiums of record in Instrument Number 20040625-0075579, as supplemented and amended in Instrument No. 20060224-0021515, Instrument No. 20060801-0093612, Instrument No. 20061003-0122488, Instrument No. 20080514-0049606, and Instrument No. 20160113-0003705, Register's Office for Davidson County, Tennessee.
- Charter of West End Condominiums Homeowners Association, Inc., of record in Instrument No. 20040616-0071452 and 20101105-0089042, Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20140328-0025603, in

the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 2495, page 537, Register's Office for Davidson County, Tennessee.
- Declaration of Ingress and Egress Easement of record in Instrument No. 20021111-0138977, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of Record in Instrument No. 20030421-0051667, Register's Office for Davidson County, Tennessee.
- Restrictions contained in the deed of record in Instrument No. 20040209-0015325, Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3629 West End Avenue, #301, Nashville, Tennessee 37205-2489**.

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 hand(s) this the 18th day of AUGUST, 2016.

The SABD Trust U/A/D 9/18/06 as Amended in Restated U/A/D 2/19/10

BY: Suzanne Bercut Day Trustee
Suzanne Bercut Day, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Suzanne Bercut Day, Trustee of The SABD Trust U/A/D 9/18/06 as Amended in Restated U/A/D 2/19/10 to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 18th day of August, 2016.

Katherine Vincent
Notary Public

My Commission Expires: 7-6-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY