Box #14
G#28959-3

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160094411 DEEDWARR
Recvd: 10/26/16 09:19 2 pgs
Fees:13.00 Taxes:648.43
20161026-0112959

G-NPM-16-7470-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,250.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 2/13/17

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(AFFIX SEAL)

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)
Eugene Harold Besand	**F & M Bank**	
(NAME)	(NAME)	
7470 Charlotte Pike #113	**50 Franklin Street**	**114-11-0A-013.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Clarksville, TN 37040**	
(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, **MATTHEW BREWER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EUGENE HAROLD BESAND, AN UNMARRIED MAN,** 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:

Land in Davidson County, Tennessee, being Unit No. 113, as shown on the plan of West Hills Condominiums, a Horizontal Property Regime, filed as Exhibit A to and established by the Master Deed of record in Instrument No. 20001212-0122257 and amended in Instrument No. 20020125-0010758, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners. Also shown as Unit 13 on the Site Plat for West Hills Condominiums of record in Instrument No. 20020821-0101251, said Register's Office.

Being the same property conveyed to Matthew Brewer, unmarried by Warranty deed from Cathy K. Vickers, unmarried, and Andrea L. Vickers, unmarried of record in Instrument No. 20130724-0076588 Register's Office for Davidson County, Tennessee, dated July 22, 2013 and recorded on July 24, 2013.

This conveyance is subject to:
- Taxes for subsequent years, a lien not yet due and payable.
- Site Plat for West Hills Condominiums in Instrument No. 20020821-0101251, Register's Office for Davidson County, Tennessee.
- Subject to 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 Hills Condominiums with By-Laws appended thereto, of record in Instrument Number 20001212-0122257, supplemented in Instrument No. 20020125-0010757, amended in Instrument 20020125-0010758, Instrument 20021021-0128687, Instrument No. 20040115-0006459 and Instrument No: 20151007-0102294, Register's Office for Davidson County, Tennessee.
- Charter of West Hills Condominiums Homeowners Association, Inc. in Instrument No. 20001212-0122256, Register's Office for Davidson County, Tennessee.
- Easement in Instrument No. 20030225-0024736, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement in Instrument No. 20001208-0121328 and Instrument No. 20030506-0060048, Register's Office for Davidson County, Tennessee.
- Mineral Rights Easement in Book 358, page 46, Register's Office for Davidson County, Tennessee.
- Right of Way Easement in Book 751, page 374 and Book 1634, page 593, Register's Office for Davidson County, Tennessee.
- Tennessee Electric Powerline Easement in Book 787, pages 13 & 14, Register's Office for Davidson County, Tennessee.

- Easement for Family Cemetery in Book 2484, page 315, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easements for Sanitary Sewers in Book 5222, pages 720 and 723, Register's Office for Davidson County, Tennessee.
- Access Easement Agreement in Book 10008, page 79, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7470 Charlotte Pike #113, Nashville, Tennessee 37209**.

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 21st DAY OF OCTOBER, 2016.

Matthew Brewer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 21st of October, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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