THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16119962** BILL GARRETT, Davidson County Trans:T20160111202 DEEDWARR Recvd: 12/19/16 10:41 2 pgs Fees:13.00 Taxes:2316.20 20161219-0132770	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $626,000.00. Affiant Subscribed and sworn to before me, this 15th day of December, 2016. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Robert S. Cheek, II and Mamie Hutton Cheek 3737 West End Avenue #104 Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-09-0J-104.00 CO

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, **David W. Purcell, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert S. Cheek, II and Mamie Hutton Cheek, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 104, together with Allocated parking Space Nos. 34 and 35 and Reserved Space Parcel No. S- 1 , together with the appurtenant interest in the common elements of the Westbury Condominiums, a horizontal property regime established by Master Deed, of record in Book 6819, page 210, as amended in Book 6886, page 662 , Book 6958, page 220, and Instrument No. 20000606-0055942 and Instrument No. 20140717-0063499, Register' s Office for Davidson County, Tennessee, said unit being depicted on the condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of Wilton Condominiums of record in Plat Book 6050, page 116, Register' s Office for Davidson County, Tennessee.

Being the same property conveyed to DAVID W. PURCELL, by deed from JAMI E. WILSON A/K/A JAMIE E. WILSON HALL, of record in Instrument No. 20050810-0094716, dated August 5, 2005, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 104-09-0J-104.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 6050, page 116, said Register's Office.

Master Deed of record in Book 6819, page 210, amended in Book 6886, page 662, Book 6958, page 220, Instrument No. 20000606-0055942 and Instrument No. 20140717-0063499, said Register's Office.

This is improved property located at 3737 West End Avenue #104 Nashville TN 37205

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 15th day of December, 2016.

David W. Purcell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David W. Purcell, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of December, 2016.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018