# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170001024 DEEDWARR
Recvd: 01/05/17 10:06 2 pgs
Fees:13.00 Taxes:899.10

20170105-0001179

Y-KW-16-141-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/26/2019 (AFFIX SEAL)

WILLIAM E. GRONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-26-2019

**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) |
|---|---|---|
| **Paige Sims** | **Access National Mortgage** | |
| (NAME) **141 West End Place** | (NAME) **1800 Robert Fulton Drive Suite 350** | **104-09-0G-042.00-CO** |
| (ADDRESS) **Nashville, TN 37205-2366** | (ADDRESS) **Reston, VA 20191** | |
| (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 STEPHENS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAIGE SIMS,** 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. 42, Building C, West End Place Condominiums, as shown in Exhibit B to the Master Deed establishing a Horizontal Property Regime of Park Circle Condominiums (n/k/a West End Place Condominiums), of record in Master Deed Book 6809, Page 569, amended in Book 9992, Page 744, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and 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 By-Laws of the Association.

Being the same property conveyed to Matthew Stephens, unmarried by Warranty deed from James M. Hutchings, married of record in Instrument No. 20091230-0118471 Register's Office for Davidson County, Tennessee, dated December 28, 2009 and recorded on December 30, 2009.

This conveyance is subject to:
- Covenants, Conditions and Restrictions of record in Book 6809, Page 569, as amended in Book 9992, Page 744, Register's Office for Davidson County, Tennessee.
- Charter of Incorporation of Park Circle Condominium Association, Inc. of record in Book 6820, Page 916, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 4879, Page 460 and Book 5967, Page 451, in the Register's Office for Davidson County, Tennessee.
- Rules and Regulations of the Homeowner's Association of record in Book 8834, Page 727, in the Register's Office for Davidson County, Tennessee.
- Rights of Easement for abutting property owners to use an alley of record in Book 465, Page 570, in the Register's Office for Davidson County, Tennessee.
- Leasing Rules of record in Instrument Number 20140423-0034301, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **141 West End Place, Nashville, Tennessee 37205-2366**.

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 30th DAY OF DECEMBER, 2016.

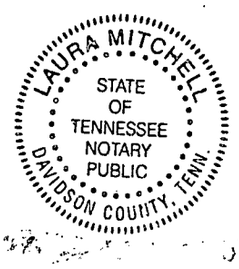
Matthew Stephens by John Gleaves, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MATTHEW STEPHENS, and who acknowledged he/she/they executed the same as the free act and deed of the said MATTHEW STEPHENS.

Witness my hand and official seal, this the 30th of December, 2016.

Notary Public
My Commission Expires: 3/6/18
(SEAL)




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