G#29361-4

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170011650 DEEDWARR
Recvd: 02/08/17 11:19 2 pgs
Fees:13.00 Taxes:1424.50
20170208-0013256

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$385,000.00**

Affiant

Subscribed and sworn to before me, this the 6th day of February, 2017.

Notary Public

My commission expires:
(AFFIX SEAL)

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-11-2017

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Patrick J. Alger	New Owner	**104090L30200CO**
3733 West End Avenue #302		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

John W. Rose, a married man

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND ONVEY UNTO

Patrick J. Alger, an unmarried man

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 302, on the Plan of The Westende Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Westende Condominiums, of record under Book 7288, Page 65, including without limitation the By-Laws as appended thereto, and as amended by First Amendment to Master Deed of record in Book 8713, Page 111, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of The Westende Condominiums, for placement of Units, as shown on Exhibit "C" to the Master Deed of record in Book 7288, Page 65, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to John W. Rose, unmarried, by Warranty Deed dated April 28, 2000, from Larson Douglas Hudson and wife, Elizabeth Leanne Hudson, of record in Instrument No. 20000505-0045519, Register's Office for Davidson County, Tennessee. The said John W. Rose now being a married man.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR OR HIS SPOUSE.

THIS instrument is being executed on behalf of John W. Rose, pursuant to a Limited Power of Attorney executed by him on the 30th day of January, 2017, of record in Instrument No. 20170208-0013255, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan being depicted on the Condominium Site Plan attached as Exhibit "C" to the Master Deed of record in Book 7288, Page 65, Register's Office for Davidson County, Tennessee;

2) The Premises herein conveyed is a condominium apartment established pursuant to all 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, appended to the Master Deed; also subject to 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 building 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 The Westende Condominiums of record aforementioned, said Register's Office;

3) Charter of The Westende Condominiums of record in Book 6981, Page 550, and amended in Book 8275, Page 811, Register's Office for Davidson County, Tennessee;

4) Subject to all matters as shown on the plat of record in Book 332, Page 152, Register's Office for Davidson County, Tennessee; and,

5) Taxes for the current year which have been prorated and assumed by the Grantee herein and the subsequent years, not yet due and payable.

This is improved property, known as: **3733 West End Avenue #302, Nashville, TN 37205**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 **6th** day of **February, 2017.**

John W. Rose by Houston Howell, attorney-in-fact

John W. Rose
By Houston Howell, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Houston Howell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **John W. Rose,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **John W. Rose** for the purpose therein contained, by signing the name of **John W. Rose** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **6th** day of **February, 2017.**

Katherine Goodson

Notary Public

My Commission Expires: March 10, 2019

KATHERINE GOODSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.