29369-8 Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170011902 DEEDWARR
Recvd: 02/09/17 09:21 2 pgs
Fees:13.00 Taxes:943.50
20170209-0013538

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $255,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of February, 2017.

Notary Public

My commission expires: 5-8-18
(AFFIX SEAL)

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Gary E. Green Elizabeth L. Green	OWNER	Map 104-09-0-G Parcel 033.00co
1719 Satinwood Dr.		
Murfreesboro, TN 37129		

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

Mary Abigail Vonachen, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gary E. Green and Elizabeth L. Green, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 33 of Park Circle Condominiums, now known as West End Place at 3500 West End Avenue Condominiums, of record in Book 6809, Page 569, and as amended to change the name from Park Circle Condominiums to West End Place, of record in Book 9992, Page 744, Register's Office for Davidson County, Tennessee, a condominium according to the Horizontal Property Act of the Tennessee Code Annotated, and as more fully described in the Master Deed of record in Book 6809, Page 569, amended in Book 9992, Page 744, said Register's Office, and the By-Laws of record in Book 6809, Page 624, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, condition and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Park Circle (now known as West End Place at 3500 West End Avenue), contained in the aforesaid Master Deed and By-Laws, together with all amendments thereto, are incorporated by reference and made a part hereof the same as though copied herein.

BEING the same property conveyed to Mary Abigail Vonachen, unmarried, by Warranty Deed dated January 23, 2015, from Jennifer J. DeBoer, unmarried, of record in Instrument No. 20150127-0007521, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following: (1) The Plan as set out in Exhibit "B" to the Master Deed of record in Book 6809, Page 569, said Register's Office, and is subject to all matters as set forth therein. (2) The Premises herein insured 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; 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 West End Place, formerly Park Circle Condominiums, of record in Book 6809, Page 569, and as amended to change the name from Park Circle Condominiums to West End Place, of record in Book 9992, Page 744, Register's Office for Davidson County, Tennessee. (3) By-Laws of Park Circle (now known as West End Place) Homeowners Association, Inc., of record in Book 6809, Page 624, said Register's Office. (4) Charter of Park Circle Condominiums Association, Inc., of record in Book 6820, Page 916, said Register's Office. (5) Rules and Regulations for Park Circle Condominiums Homeowners Association, Inc., in Book 8834, Page 727, Register's Office for Davidson County, Tennessee. (6) West End Place Condominiums Leasing Rules, of record in Instrument No. 20140423-0034301, said Register's Office. (7) Easements of record in Book 4879, Page 460, Book 5967, Page 451, and Book 465, Page 570, said Register's Office. (8) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **136 West End Place, 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 8 day of **February, 2017.**

Mary Abigail Vonachen

Mary Abigail Vonachen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Mary Abigail Vonachen,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8 day of **February, 2017.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21