WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170019433 DEEDWARR
Recvd: 03/07/17 09:52 2 pgs
Fees:13.00 Taxes:1258.00

20170307-0022305

G-TN-17-200

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES: 3

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Joseph Birdsong	**Franklin Synergy Bank**	
(NAME)	(NAME)	
200 36th Avenue North	**722 Columbia Avenue**	**104-01-0F-001.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209-4801	**Franklin, TN 37064**	
(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, **HUNTER R. ASHWOOD, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSEPH BIRDSONG, A SINGLE 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. 1, West End Station Condominiums, as established under Master Deed of record in Instrument No. 20070712-0083315, amended in Instrument No. 20071220-0146057, Instrument No. 20080919-0095641, Instrument No. 20081029-0108160 and Instrument No. 20090825-0080074, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Hunter R. Ashwood, unmarried by Warranty deed from Todd Scott, married of record in Instrument No. 20151016-0105333 Register's Office for Davidson County, Tennessee, dated October 09, 2015 and recorded on October 16, 2015.

Hunter R. Ashwood having since married. Gina Ashwood joins in this conveyance to convey any and all marital interest she may have to said property.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 109, Register's Office for Davidson County, Tennessee.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of West End Station Condominiums of record in Instrument Number 20070712-0083315, with Plat of West End Station Condominiums and By-Laws appended thereto as Exhibits "B" and "C", respectively, and amended in Instrument No. 20071220-014057, Instrument No. 20080919-0095641, Instrument No. 20081029-0108160, and Instrument No. 20090825-0080074, Register's Office for Davidson County, Tennessee.
- Charter of West End Station Condominium Association, Inc. of record in Instrument Number 20080805-0080550, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers, Storm Water, Pumps and Appurtenances of record in Instrument Number 20080421-0040206, and Instrument No. 20080505-0046041, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20070425-0049064, and Instrument No. 20080505-0045999, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 1851, Page 222 and Book 5594, Page 379, in the Register's Office for Davidson County, Tennessee.
- Application to Combine Parcels of record in Instrument Number 20070606-0067812, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Storm Drainage and Access Easement of record in Instrument Number 20070425-0049073, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Instrument Number 20131007-0005196, in the Register's Office for Davidson County, Tennessee.

- Easement to Comcast of record in Instrument Number 20081017-0104357, in the 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: **200 36th Avenue North, Nashville, Tennessee 37209-4801**.

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 3rd DAY OF MARCH, 2017.

H. R. A

Hunter R. Ashwood

H A by H. A

Gina Ashwood

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, HUNTER R. ASHWOOD, 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 3rd of March, 2017.

Notary Public
My Commission Expires: 1/6/2020
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 01-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Hunter R. Ashwood, 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 GINA ASHWOOD, and who acknowledged he executed the same as the free act and deed of the said GINA ASHWOOD.

Witness my hand and official seal, this the 3rd of March, 2017.

Notary Public
My Commission Expires: 1/6/2020
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 01-06-2020

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