WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170026924 DEEDWARR
Recvd: 03/30/17 13:22 2 pgs
Fees:13.00 Taxes:2516.00
20170330-0031138

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $680,000.00

Affiant

SUBSCRIBED AND SWORN TO, BEFORE ME, THIS THE 30TH DAY OF MARCH, 2017

Notary Public

MY COMMISSION EXPIRES: 5/6/19 (AFFIX SEAL)

SANYA L. ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-06-2019

File No.: AGL-17-110307

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clark D. Lea and Pamela N. Lea	NEW OWNER	104024C02100CO
(NAME)	(NAME)	
110 31st Ave, Unit 307		
(ADDRESS)	(ADDRESS)	
Nashville TN 37203		
(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 considerations, the receipt of which is hereby acknowledged, I/WE, **RYME 88, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **CLARK D. LEA AND WIFE, PAMELA N. LEA, AS TENANTS BY THE ENTIRETY**, hereinafter called the Grantee(s), their heirs 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 307, together with the appurtenant interest in the common elements of The West End, a condominium , a horizontal property regime established by Master Deed of record as Instrument No. 20080401-0032619, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed Establishing The West End of record as Instrument No. 20080408-0035628, Register's Office for Davidson County, Tennessee, as further amended by Second Amendment to Master Deed Establishing The West End as Instrument No. 20090512-0043586, Register's Office for Davidson County, Tennessee, and as further amended by Amendment to Second Amendment to Master Deed Establishing The West End a Instrument No. 20090921-0087974, Register's Office for Davidson County, Tennessee said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

Together with Parking Space Numbers 90 and 91 and Storage Space Unit P1-17 which are assigned as Limited Common Elements appurtenant to the above-described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to Ryme 88 LLC by Warranty Deed from Kathy Ann McPherson, recorded on the 28th day of May, 2015 in Instrument No. 20150528-0048821, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All conditions and restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 110 31st Avenue N, # 307, Nashville, TN 37203

(House Number) (Street) (City or Town) (Postal Zip)

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, 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 ~~30th~~ 29th day of March, 2017.

RYME 88, LLC

Steven P. Eliott, V.P.

BY: STEVEN P. ELIOTT
ITS: VICE PRESIDENT

STATE OF Tennessee
COUNTY OF Davidson

On this the ~~30th~~ 29th day of March, 2017, before me personally appeared STEVEN P. ELLIOTT, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the VICE PRESIDENT of Ryme 88, LLC, the within named bargainor, a limited liability company, and that he/she as such VICE PRESIDENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the ~~30th~~ 29th day of March, 2017.

Susan L. Kline

Notary Public
My Commission Expires: 8-8-2020



Susan L. Kline
Notary Public, State of Ohio
My Commission Expires 08-08-2020

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171