WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170028177 DEEDWARR
Recvd: 04/04/17 09:51 2 pgs
Fees:13.00 Taxes:1376.40
20170404-0032649

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$372,000.00.**

Affiant

Subscribed and sworn to before me, this the 31st day of March, 2017.

Notary Public

My commission expires:
(AFFIX SEAL)

DANIEL DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

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
Darlene L. Ellinger	new owner	**Map 104-01-0-F Parcel 022.00co**
324 Sylvan Park Lane		
Nashville, TN 37209		

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,

Steven M. Ingram, a single man

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

Darlene L. Ellinger, *a single woman*

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 22, on the Plan of West End Station 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 West End Station Condominiums, of record under Instrument No. 20070712-0083315, amended in Instrument No. 20071220-0146057, Instrument No. 20080919-0095641, and Instrument No. 20081029-0108160, and Instrument No. 20090825-0080074, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, 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 West End Station Condominiums, for placement of Units, as shown on Exhibit "B" to the Master Deed of record under Instrument No. 20070712-0083315, and as amended in Instrument No. 20071220-0146057 and further amended in Instrument No. 20090825-0080074, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Steven M. Ingram, a single man, by Deed dated May 31, 2012 from Brenton T. Flynn and Hilary L. Flynn, of record in Instrument No. 20120604-0048480, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as set out on Exhibit "B" to the Master Deed as shown in Instrument No. 20070712-0083315, amended in Instrument No. 20071220-0146057, and further amended in Instrument No. 20090825-0080074, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) All matters shown on the Plan of record in Book 421, Page 109, Register's Office for Davidson County, Tennessee. (3) Easement granted to City of Nashville for Sanitary Sewer of record in Book 1851, Page 222, Register's Office for Davidson County, Tennessee. (4) Title to that portion of the premises, if any, embraced within the bounds of the Charter right-of-way of the N.C. & St. Louis Railroad. (5) Application to combine Parcels of record in Instrument No. 20070606-0067812, Register's Office for Davidson County, Tennessee. (6) Stormwater Detention Agreements of record in Instrument No. 20070425-0049064 and Instrument No. 20080505-0045999, Register's Office for Davidson County, Tennessee. (7) Agreement for Dedication of Easement for Storm Drainage and Access Easement of record in Instrument No. 20070425-0049073, Register's Office for Davidson County, Tennessee. (8) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Mains, Pumps, and Appurtenances, of record in Instrument No. 20080421-0040206 and Instrument No. 20080505-0046041, Register's Office for Davidson County, Tennessee. (9) Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20081017-0104357, Register's Office for Davidson County, Tennessee. (10) 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 and By-Laws establishing a Horizontal Property Regime of West End Station Condominiums, of record in Instrument No. 20070712-0083315, amended in Instrument 20071220-0146057, Instrument No. 20080919-0095641, and Instrument No. 20080129-0108160,and Instrument No. 20090825-0080074, Register's Office for Davidson County, Tennessee. (11) Charter of West End Station Condominium Association, Inc. of record in Instrument No. 20080805-0080550, Register's Office for Davidson County, Tennessee. (12) Easement Agreement of record in Instrument No. 20131007-0105196, said Register's Office. (13) 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 **324 Sylvan Park Lane, Nashville, TN 37209**

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 **31st** day of **March, 2017.**

Steven M. Ingram

Steven M. Ingram

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **March, 2017.**

Notary Public

My Commission Expires:_____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017