WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M176167

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176167

BILL GARRETT, Davidson County
Trans:T20170028711 DEEDWARR
Recvd: 04/05/17 11:08 2 pgs
Fees:13.00 Taxes:1387.50
20170405-0033327

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $375,000.00

Affiant

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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

Notary Public
My Commission Expires: 3/3/2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Cliff Walker 3000 Vanderbilt Place, Apartment 235 Nashville, TN 37212	SAME AS OWNER	104-02-4B-235

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Christia K Thornton, married**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Cliff Walker and wife, Rhonda Walker and Emma K. Walker, unmarried, as Tenants in Common with Rights of Survivorship**, 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 situated in Davidson County, Tennessee, being **Unit No. 235** of Bristol West End, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, under the Master Deed establishing Bristol West End, a Condominium Development, of record in Instrument No. 20070503-0053313; as amended in Instrument No. 20070629-0077729; Instrument No. 20081016-0104201; Instrument No. 20101130-0095113; Instrument No. 20151228-0130187; and in Instrument No. 20170316-0025728, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof, said Unit being depicted on Exhibit to said Master Deed, as amended; together with a percentage interest in the common elements and voting percentages set forth in Exhibit to said Master Deed, as amended.

NOTE: Parking Space 89 and Parking Space 90 are assigned to Unit 235 as Limited Common Elements.

Being the same property conveyed to Christia K. Thornton by Warranty Deed from Florence Arguzon, dated October 26, 2016, recorded October 27, 2016, of record in Instrument No. 20161027-0113654, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Florence Arguzon, married by Warranty Deed from Bristol West End Ventures, Inc., a Tennessee corporation, dated November 9, 2007, recorded November 16, 2007, of record in Instrument No. 20071116-0134428, said Register's Office.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This is ☒ Improved OR ☐ Unimproved property located at: 3000 Vanderbilt Place, Apartment 235, Nashville, TN 37212.

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying her prorated share thereof to the Grantees who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of March, 2017.

Christia K Thornton

Christia K Thornton

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Christia K Thornton**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of March, 2017.

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Comm. Expires
February 25, 2020

Notary Public
My Commission expires:
2/25/20