WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170039474 DEEDWARR
Recvd: 05/09/17 13:00 2 pgs
Fees: 13.00 Taxes: 1794.50
20170509-0046031

PAUL HINMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/8/21 (AFFIX SEAL)

Y-KW-17-3180

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)
Curtis Mayer	**New Owner**	
(NAME)	(NAME)	
3180 Parthenon Avenue #101		**104-02-1C-304.00**
(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 consideration, the receipt of which is hereby acknowledged, **SONDRA L. DUNN N/K/A SONDRA L. NOBLE AND JACK NOBLE, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CURTIS MAYER, 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 104 of West Leigh Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for West Leigh Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 2007050400533848, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of West Leigh Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit " B" to said Declaration appearing in Instrument No. 20070504-00533848, and Bylaws appended thereto as Exhibit " C" , said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit. Said Unit was formerly known as Unit lo4 of the Kingsmont Court Condominium established under Master Deed of record as Instrument No. 20060526-006l 1923, as amended as Instrument No.20070504-0053846, and superceded by the Declaration of Covenants, Conditions and Restrictions for West Leigh Townhomes, of record as Instrument No. 20070504-00533848, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sondra L. Dunn, an unmarried woman by Warranty deed from Shelby C. Baker, an unmarried woman of record in Instrument No. 20130405-0033895 Register's Office for Davidson County, Tennessee, dated April 3, 2013 and recorded on April 5, 2013. Sondra L. Dunn n/k/a Sondra L. Noble, having since married. Jack Noble joins in this instrument to convey any marital interest he may have in the said property.

This conveyance is subject to:
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20070504-0053848, as amended by Instrument No. 20140505-0037898 and Instrument No. 20140904-0081040, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons, together with By-Laws shown as Exhibit "C" of record in Instrument Number 20070504-0053848, as amended in Instrument Number 20140904-0081041, in the Register's Office for Davidson County, Tennessee.
• Charter of The West Leigh Townhomes Association of record in Instrument Number 20070504-0053841, in the Register's Office for Davidson County, Tennessee.
• The premises herein insured is a condominium apartment established pursuant to 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 the 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 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 Leigh of record in Instrument Number 20060526-0061923 and Instrument Number 200705040053846, Register's Office for Davidson County, Tennessee.
• Charter of The West Leigh Condominium Association of record in Instrument Number 20070504-0053847, in the Register's Office for Davidson County, Tennessee.
• Joint Driveway Easement of record in Instrument Number 20060628-0077218, in the Register's Office for Davidson County, Tennessee.
• Easement for Ingress/Egress of record in Book 4744, Page 385, in the Register's Office for Davidson County, Tennessee.
• Application to combine parcels 56 and 55 of Map 104-2 into a single parcel of record in Instrument Number 20060210-0016847, in the Register's Office for Davidson County, Tennessee.
• Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3180 Parthenon Avenue #101 , Nashville, Tennessee 37203**.

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 5th DAY OF MAY, 2017.

Sondra L. Noble

Jack Noble

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SONDRA L. NOBLE, 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 5th of May, 2017.

Notary Public
My Commission Expires: 3/8/21
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACK NOBLE, 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 5th of May, 2017.

Notary Public
My Commission Expires: 3/8/21
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
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RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212