WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: 1-20-20

(AFFIX SEAL)

GLADYS H. VESTAL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

G-VRES-17-137

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)
Woodstock69, LLC, a Tennessee Limited Liability Company	Woodstock69, LLC a Tennessee Limited Liability Company	
(NAME) 2251 Kimbrough Woods Place ~~137 West End Place~~	(NAME) 2251 Kimbrough Woods Place	**104-09-0G-040.00-CO**
(ADDRESS) ~~Nashville, TN 37205~~ Germantown TN 38139	(ADDRESS) Germantown, TN 38139	
(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, **CECIL G. STRICKLAND, AN UNMARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WOODSTOCK69, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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. 40 known as Park Circle Condominiums (now known as West End Place at 3500 West End Avenue) as described in the Master Deed establishing Horizontal Property Regime of Park Circle Condominiums, of record in Book 6809, Page 569, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements appurtenant to such Units, as described in said Master Deed.

Being the same property conveyed to Cecil G. Strickland, an unmarried person by Warranty deed from John Michael William Woodward, an unmarried person of record in Book 11697, page 711, Register's Office for Davidson County, Tennessee, dated October 06, 1999 and recorded on October 11, 1999.

This conveyance is subject to:

- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Park Circle Condominiums (now known as West End Place Condominiums) of record in Book 6809, Page 569, Book 9992, Page 744 and in Instrument No. 20140423-0034301, Register's Office for Davidson County, Tennessee.
- Charter of Park Circle Condominiums Homeowners Association of record in Book 6820, Page 916, in the Register's Office for Davidson County, Tennessee.
- Rules and Regulations of Park Circle Condominiums of record in Book 8834, Page 727, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 4879, Page 460; Book 5967, Page 451; and Book 465, Page 570, 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: **137 West End Place , Nashville, Tennessee 37205**.

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.

BILL GARRETT, Davidson County
Trans:T20170046557 DEEDWARR
Recvd: 06/01/17 14:47 2 pgs
Fees:13.00 Taxes:880.60
20170601-0054677

Witness my/our hand(s) this the 26th DAY OF MAY, 2017.

Cecil G. Strickland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CECIL G. STRICKLAND, 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 26th of May, 2017.

Notary Public
My Commission Expires: 3678
(SEAL)



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

Return to:

CHRISTOPHER J. THORNTON, P.C.
1061 CRESTHAVEN ROAD
MEMPHIS, TN 38119