**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**2002 Richard Jones Road, Suite 203A**
**Nashville, TN 37215**

**CRT File No. 170511903**

BILL GARRETT, Davidson County
Trans:T20170048655 DEEDWARR
Recvd: 06/07/17 15:22 2 pgs
Fees:13.00 Taxes:1443.00
20170607-0057249

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $390,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of June, 2017.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Glen Walter and Sheila Walter | Gardner Financial Services LTD | Tax Parcel ID No. |
| 3102 WEST END CIR #101 | 3503 Paesanos Pkwy | 104024A10100CO |
| Nashville TN 37203-1199 | San Antonio, TX 78231 | |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lauren D. Sanders n/k/a Lauren Sanders Simpson, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Glen Walter and Sheila Walter, tenancy by entirety** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium unit in Davidson County, Tennessee, being Unit No. 101 of the 3102 West End Circle Condominiums as established by the Master Deed of record as Instrument No. 20050405-0037200, First Supplement to the Masted Deed recorded in Instrument No. 20060419-0044895, as amended in Instrument Nos. 20061018-0129536, 20150729-0074422, 20160415-0036024 and 20170203-0011874, in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, said Unit being shown as part of Exhibits "E-1" and "E-2" of said Master Deed.

Being the same property conveyed to Lauren D. Sanders, unmarried by Warranty Deed from Yael Aschner, a married woman, Michael Aschner, and Judy Aschner, husband and wife, recorded on the 31st day of May, 2013 in Instrument No. 20130531-0054872, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing a Horizontal Property Regime of WEST END CIRCLE CONDOMINIUMS of record in Instrument No. 20050405-0037200 , together with By-Laws attached as Exhibit "B" thereto, and by First Supplement to Master Deed of record as Instrument No. 20060419-0044895, as amended by instrument(s) of record in Instrument Nos. 20061018-0129536, 20150729-0074422, 20160415-0036024 and 20170203-0011874; also subject to easements, rights and interests 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.

Stormwater Detention Agreement recorded at Instrument Nos. 20050630-0075316 and 20060911-0111952.

Easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances, recorded in Instrument Nos. 20050715-0082454, 20050715-0082455 and 20060912-0112730.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 3102 WEST END CIRCLE CONDOMINIUMS, as recorded in Instrument No. 20060616-0072004.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 571, Page 465 and Book 647, Page 310.

Charter of the 3102 West End Circle Condominium Owners' Association, Inc. recorded at Instrument No. 20050408-0038974, and as Exhibit "C" of said Master Deed, together with the By-Laws shown as Exhibit "B" of said Master Deed.

Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

Easement granted to BellSouth Telecommunications, Inc. recorded in Instrument No. 20060629-0078073.

This is improved property located at 3102 WEST END CIR #101 Nashville TN 37203-1199

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 1st day of June, 2017.

Lauren D. Sanders n/k/a Lauren Sanders Simpson

Jeffery Simpson
By: Lauren Sanders Simpson, Attorney in Fact

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lauren D. Sanders n/k/a Lauren Sanders Simpson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of June, 2017.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lauren Sanders Simpson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Jeffrey Simpson, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 1st day of June 2017

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018