Davidson County DEEDWARRSP
Recvd: 06/15/17 11:16 6 pgs
Fees:33.00 Taxes:2405.00
20170615-0060151

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 3rd Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Michael D. Sontag, Trustee of the Amended and Restated Nominee Trust Agreement dated February 27, 2014 150 Third Avenue South Suite 2800 Nashville, TN 37201	Same	104020T50600CO

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, JESSICA K. BRACKEN (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to MICHAEL D. SONTAG, TRUSTEE OF THE AMENDED AND RESTATED NOMINEE TRUST AGREEMENT DATED FEBRUARY 27, 2014, and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto, together with all rights and appurtenances pertaining to such real property and all improvements, structures and fixtures now constructed and completed or under construction on the real property.

Said property is conveyed subject to those matters more particularly described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 3014 Hedrick Street, #506, Nashville, Tennessee 37203.

Grantor covenants and binds herself and her heirs to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 9TH day of JUNE, 2017

Jessica Bracken
JESSICA K. BRACKEN

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Jessica K. Bracken, 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 9th day of June, 2017.

Rugenia Hines
Notary Public

My Commission Expires:

RUGENIA HINES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 20, 2019

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $650,000.

Sworn to and subscribed before me this 9th day of ~~August~~ June, 2017.

Notary Public

My Commission Expires:

RUGENIA HINES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 20, 2019

EXHIBIT A

A Condominium Apartment in Davidson County, Tennessee, being Unit PH6 of West End Lofts Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "D" to the Master Deed of record in Doc No. 20000714-0069948 and amended in Doc No. 20010524-0054282, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium. Pursuant to the terms of Paragraph 8 of the Master Deed, Grantor hereby allocates parking spaces No. 2 and 19, as shown on page 13 of the said Exhibit "D".

Being the same property conveyed to Jessica K. Bracken by deed of record as Instrument 20090622-0057874, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Taxes for the year 2017 and subsequent years, a lien, not yet due and payable.
2. The Plan, with Owner's Certificate, of record shown on Exhibit "D" of record in Doc No. 20000714-0069948 amended in Doc No. 20010524-0054282, Register's Office for Davidson County, Tennessee.
3. Landscaping Contract of record in Doc No. 20000802-0076554, said Register's Office.
4. Condominium Master Deed of record in Doc No. 20000714-0069948, amended in Doc No. 20010524-0054282, said Register's Office.

True Copy Certification

I, A. Danielle Burns, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

A. Danielle Burns
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lucretia Albert, a notary public for this county and state, A. Danielle Burns who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lucretia Albert
Notary's Signature

My Commission Expires: May 6, 2019
Notary' Seal (if on paper)

