BILL GARRETT, Davidson County
Trans:T20170075267 DEEDWARRSP
Recvd: 08/29/17 11:55 4 pgs
Fees:22.00 Taxes:0.00
20170829-0088647

THIS INSTRUMENT PREPARED BY:

Kreager Mitchell, PLLC
7373 Broadway, Suite 500
San Antonio, Texas 78209

Address New Owner(s)
5133 Harding Pike, Suite 5-10, PMB 387
Nashville, TN 37205

Send Tax Bills To:
New Owner

Map / Parcel Number:
104-09-0P-301.00

SPECIAL WARRANTY DEED

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 is hereby acknowledged, **THOMAS A. MARTIN AND CYNTHIA L MARTIN, HUSBAND AND WIFE,** herein referred to as "Grantor(s)" has/have this day bargained and sold and, by these presents, does/do hereby transfer and convey unto **THOMAS A. MARTIN AND CYNTHIA L. MARTIN, CO-TRUSTEES OF THE THOMAS A. AND CYNTHIA L. MARTIN TRUST DATED OCTOBER 1, 2000** (herein referred to as "Grantee" which is Grantors' revocable trust), its successors and assigns, forever, that certain tract or parcel of land located in Davidson County, Tennessee, to wit:

> A certain condominium located in Davidson County, Tennessee, being Unit No. 3 of West End Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, under the Master Deed establishing West End Condominiums of record in Instrument Number 20040625-0075579, as supplemented and amended in Instrument No. 20060224-0021515, Instrument No. 20060801-0093612; Instrument No. 20061003-012248 and Instrument No. 20080514-0049606, 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 B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Thomas A. Martin and Cynthia L. Martin by Warrantee Deed from Suzanne Bercut Day, Trustee, of The SABD Trust U/A/D 9/18/06 as amended and restated U/A/D 2/19/10 of record in Instrument No. 20160915-0097177 Register's Office for Davidson County, Tennessee, dated August 18, 2016 and recorded on September 15, 2016.

This conveyance is subject to:

- Taxes for the year 2017, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 141, 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 hereof 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 End Condominiums of record in Instrument Number 20040625-0075579, as supplemented and amended in Instrument No. 20060224-0021515, Instrument No. 20060801-0093612, Instrument No. 20061003-0122488, Instrument No. 20080514-0049606, and Instrument No. 20160113-0003705, Register's Office for Davidson County, Tennessee.
- Charter of West Condominium Homeowner's Association, Inc., of record in Instrument No. 20040616-0071452 and 20101105-0089042, Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20140328-0025603, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 2495, page 537, Register's Office for Davidson County, Tennessee.
- Declaration of Ingress and Egress Easement of record in Instrument No. 20021111-0138977, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of Record in Instrument No. 20030421-0051667, Register's Office for Davidson County, Tennessee.
- Restrictions contained in the deed of record in Instrument No. 20040209-0015325, 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.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein.

This is **improved** property known as 3629 West End Avenue, #301, Nashville, Tennessee 37205-2489.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever; and we do covenant with the said Grantee 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, its successor and assigns, against all 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.

WITNESS my/our hand(s) this the 12th day of August, 2017.

GRANTOR(S):

Thomas A. Martin

Cynthia L. Martin

STATE OF TENNESSEE *

COUNTY OF DAVIDSON *

On this 12 day of August, 2017, before me personally appeared Thomas A. Martin, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

NOTARY PUBLIC

My Commission Expires: 3-8-2021



On this 12 day of August, 2017, before me personally appeared Cynthia L. Martin, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

NOTARY PUBLIC

My Commission Expires: 3-8-2021

RETURN TO:

Kreager Mitchell, PLLC
7373 Broadway, Suite 500
San Antonio, Texas 78209

