Bill Garrett Davidson County
Batch# 6392 DEEDWARR
10/02/2017 11:52:22 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00
20171002-0100507

WARRANTY DEED

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2017.

Notary Public

MY COMMISSION EXPIRES: 04/22/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chuck Knowles	NEW OWNERS	104024A30900CO
(NAME)	(NAME)	
3100 West End Circle, Apartment 305		
(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 considerations, the receipt of which is hereby acknowledged, I, **Hall H. Wang**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Chuck Knowles**, hereinafter called the GRANTEE(S), his heirs and/or assigns, a 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. 305, as shown on the plan of 3102 West End Circle Condominiums, Phase II, a Horizontal Property Regime, filed as Exhibit B-2 to and established by the First Supplement to the Master Deed for 3102 West End Circle Condominiums of record in Instrument 200604190044895 amending the Master Deed in Instrument 200504050037200 and being further amended in Instrument 200610180129536, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Hall H. Wang by Warranty Deed dated September 11, 2013 from Shane Moore, Unmarried of record in Instrument 201309160097152, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per plat at Instrument 200606160072004; (2) Restrictive Covenants of record in Book 571, Page 465; (3) Restrictive Covenants of record in Book 647, Page 310; (4) Master Deed of record in Instrument 200504050037200; (5) Said Master Deed was amended of record in Instrument 200604190044895; (6) Said Master Deed was amended of record in Instrument 200610180129536; (7) Right of Way Easement of record in Book 778, Page 343; (8) Stormwater Detention Agreement Easement of record in Instrument 200506300075316; (9) Sanitary Sewer Easement of record in Instrument 200507150082454; (10) Sanitary Sewer Easement of record in Instrument 200507150082455; (11) Stormwater Detention Agreement Easement of record in Instrument 200609110111952; (12) Sanitary Sewer Easement of record in Instrument 200609120112730 (13) Charter of record in Instrument 200504080038974, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3100 West End Circle, Apartment 305, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his heirs and/or 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), his heirs and/or 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 hand this ~~29th~~ 28th day of September, 2017.

Hall H. Wang

State of ~~Tennessee~~ DC
County of ~~Williamson~~ Washington, DC

Personally appeared before me Hall H. Wang, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this ~~29th~~ 28th day of September, 2017.

Notary Public
My Commission Expires: 06/30/2019



RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129