THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Bill Garrett Davidson County
Batch# 31789 DEEDWARR
11/30/2017 01:40:23 PM 2 pgs
Fees: $13.00 Taxes: $2,112.70

20171130-0122339

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 571,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF November, 2017

Notary Public

MY COMMISSION EXPIRES: March 3, 2020

(AFFIX SEAL)

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Felicia Stover	new owner	MAP
3629 West End Avenue # 101		PARCEL 104-09-0P-101.00-CO
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **William A. Spencer, Trustee of the Spencer Trust Agreement dated March 8, 2006**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Felecia Stover, a married woman**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 1A of West End Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws of record in Instrument No. 20040625-0075579, as amended in Instrument No. 20060224-0021515, Instrument No. 20060801-0093612, in Instrument No. 20061003-0122488, in Instrument No. 20080514-0049606, and in Instrument No. 20160113-0003705, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plat of West End Condominiums, as shown on Exhibit "B" to the Master Deed of record, as aforementioned, said Register's Office, for a more complete identification and description of such Unit.

Together with Parking Space Nos. 10 and 11 and Storage Unit No. 1, which both are Limited Common Elements as described in the Master Deed.

Being the same property conveyed to William A. Spencer, Trustee of the William A. Spencer Trust Agreement dated March 08, 2006 by Warranty deed from Suzanne Bercut Day, Trustee of The SABD Trust, dated 09/18/2006 of record in Instrument No. 20160119-0004773 and Scrivener' s Affidavit of Correction recorded in Instrument No. 20160315-0024328 Register's Office for Davidson County, Tennessee, dated January 15, 2016 and recorded on January 19, 2016

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **3629 West End Avenue # 101, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my hand(-) this the 29th day of November, 2017.

Spencer Trust Agreement dated March 8, 2006

W. Alan D. Spencer, Trustee

William A. Spencer, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **William A. Spencer** with whom I am personally acquainted and who upon his oath acknowledged themselves to be the **Trustee** of the **Spencer Trust Agreement dated March 8, 2006** the within named bargainors, and Trust, and that they as such Trustees being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **William A. Spencer** as such **Trustee.**

Witness my hand and seal this the 29th day of November, 2017.

My Commission expires March 3, 2020

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSE

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William A Spencer** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29th day of November, 2017.

My Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29th day of November, 2017.

My Commission expires _____

Notary Public