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

CRT File No. 171214286

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,500,000.00.

Affiant

Subscribed and sworn to before me, this8th day of December, 2017.

Notary Public
My Commission Expires: 1-8-19

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Bill Garrett Davidson County
Batch# 35641 DEEDWARR
12/11/2017 09:51:25 AM 2 pgs
Fees: $13.00 Taxes: $5,550.00

20171211-0125755

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Parcel ID No.
R.L. Moore, Trustee 3821 W END AVE #201 Nashville TN 37205-2488	New Owner	104090R20100CO

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, **Saundra Rucker Steele, Trustee of The Saundra Rucker Steele Revocable Living Trust Agreement, dated August 11, 2014.** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **R.L. Moore, Trustee, of the 201 Southgate Trust, dated December 8, 2017** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 201 as described in Exhibit "B" to the Master Deed of The Southgate Condominiums, of record in Instrument No. 20060307-0026322, amended in Instrument No. 20070606-0068095; Instrument No. 20080616-0061599; Instrument No. 20131015-0107794; Instrument No. 20131015-0107796; Instrument No. 20160217-0015153; Instrument No. 20160219-0016049; Instrument No. 20170421-0039440 and Instrument No. 20170421-0039442, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed by Quitclaim Deed from Saundra Steele to Saundra Rucker Steele, Trustee, Saundra Rucker Steele Revocable Living Trust Agreement dated August 11, 2014, as recorded on the 28th day of July, 2015 in Instrument No. 20150728-0073980 and Warranty Deed from R. L. Moore, Trustee of the West End Residence Trust to Saundra Steele, as recorded on the 13th day of February, 2015 in Instrument No. 20150213-0013302, 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 2018 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.

All matters on the survey dated March 29, 2005 of record as Instrument No. 20040315-0029283, recorded by R. Scot Cherry, Tennessee license number 1512, and all matters on the survey dated June 19, 2003, Project number 03095, recorded by Steven D. Delle, Tennessee license number 1710, Register's Office for Davidson County, Tennessee.

All matters as shown on subdivision plat of record in Plat Book 332, Page 152, said Register's Office.
Stormwater Quality Agreement of record in Instrument No. 20060126-0009700, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20060126-0009703, said Register's Office. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE SOUTHGATE CONDOMINIUMS of record in Instrument No.

20060307-0026322, as amended by instrument(s) of record in Instrument Nos. 20070606-0068095; 20080616-0061599; 20131015-0107794 and First Amendment to By-Laws recorded at Instrument Nos. 20131015-0107796; 20160217-0015153; 20170421-0039442; 20160219-0016049 and 20170421-0039440; 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.

Consolidation Plat of West End Rochford, of record as Instrument No. 20050622-0071650, said Register's Office.

This is improved property located at 3821 W END AVE #201 Nashville TN 37205-2488

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 8th day of December, 2017.

The Saundra Rucker Steele Revocable Living Trust Agreement, dated August 11, 2014.

By: Jennifer Rucker, as Attorney in fact for Saundra Rucker Steele, Trustee
Jennifer Rucker, as Attorney in Fact for
Saundra Rucker Steele, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer Rucker, 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 Saundra Rucker Steele, Trustee of the Saundra Rucker Steele Revocable Living Trust Agreement, dated August 11, 2014 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 8th day of December, 2017

Notary Public

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