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

CRT File No. 180415913

Bill Garrett Davidson County
Batch# 87497 **DEEDWARR**
05/02/2018 12:49:00 PM 2 pgs
Fees: $13.00 Taxes: $1,942.50
20180502-0041778

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $525,000.00.

Affiant

Subscribed and sworn to before me, this30th day of April, 2018.

Notary Public
My Commission Expires:

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Daisybully Investments, L.P. 2320 Golf Club Lane Nashville, TN 37215	New Owner	Tax Parcel ID No. 104090P20100CO

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, **William A. Spencer, Trustee of the William A. Spencer Trust Agreement, dated March 8, 2006**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daisybully Investments, L.P., a Tennessee Limited Partnership**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 2A 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. 6 and 7 and Storage Unit No. 7, which are both Limited Common Elements as described in the Master Deed.

Being the same property conveyed by Warranty Deed from Suzanne Bercut Day, Trustee of The SABD Trust, dated 9/18/06 to William A. Spencer, Trustee of the William A. Spencer Trust Agreement dated March 8, 2006, as recorded on the 19th day of January, 2016 in Instrument No. 20160119-0004772 and Warranty Deed from Supreet Manchanda, unmarried to Suzanne Bercut Day, Trustee of the SABD Trust, dated 9/18/06, as recorded on the 17th day of November, 2009 in Instrument No. 20091117-0105949, 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WHITLAND REALTY COMPANY'S SUBDIVISION, as recorded in Plat Book 332, Page(s) 141.

Restrictions and Requirements set out in Deed recorded at Instrument No. 20040209-0015325. Charter of Homeowners Association recorded at Instrument No. 20040616-0071452.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WEST END Condominium of record inInstrument No. 20040625-0075579 , as amended by instrument(s) of record in Instrument Nos. 20060224-0021515, 20060801-0093612, 20061003-0122488; 20080514-0049606 and 20160113-0003705; 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.

Easement for Driveway, recorded in Book 2495, Page 537.

Easement for Ingress/Egress, recorded in Instrument No. 20021111-0138977.

Storm Water Detention Agreement recorded at Instrument No. 20030421-0051667.

This is improved property located at 3629 West End Avenue #201 Nashville TN 37205

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 30th day of April, 2018.

The William A. Spencer Trust Agreement, dated March 8, 2006

By: William A. 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, William A. Spencer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a trustee of the William A. Spencer Trust Agreement, dated March 8, 2006, 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 30th day of April, 2018.

Notary Public

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