WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 9/7/2020
(AFFIX SEAL)

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

G-BAILEY-18-703A

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Bill Garrett Davidson County
Batch# 97745 **DEEDWARR**
05/29/2018 03:23:44 PM 2 pgs
Fees: $13.00 Taxes: $776.63

20180529-0051126

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Noel A. Amell	Access National Mortgage	
(NAME) 703 A Cleo Miller Drive aka 703 Cleo Miller Drive #101	(NAME) 1800 Robert Fulton Drive, Suite 350	083050G00100CO
(ADDRESS) Nashville, TN 37206	(ADDRESS) Reston, VA 20191	
(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 consideration, the receipt of which is hereby acknowledged, **BAILEY & WEST EASTLAND LLC, A TENNESSEE LIMITED LIABILTY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NOEL A. AMELL, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 703A, of The Bailey @ West Eastland Condominium, a Horizontal Property Regime with Private Elements, under the Declaration of Covenants, Conditions and Restrictions establishing The Bailey @ West Eastland Condominium, of record in Instrument No. 20161012-0108019, and First Amendment in Instrument No. 20161205-0127324, and Second Amendment of record in Instrument No. 20171212-0126735, and Third Amendment in Instrument No. 20180410-0033826, Register's Office of Davidson County, Tennessee., in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws, Exhibit "C", 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 Declaration; together with a percentage interest in the common elements and as set forth in said Declaration.

Being part of the same property conveyed to Bailey & West Eastland LLC, a Tennessee Limited Liability Special Warranty Deed from LVH, LLC, a Tennessee Limited Liability Company, recorded June 30, 2016 in Instrument No. 20160630-0066643, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Subject to all matters shown on the Plans of record in Plat Book 7900, Page 194 and Instrument Nos. 20150917-0094668, 20161011-0107251 and 20161130-0125781, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions for The Bailey @ West Eastland Condominium, recorded in Instrument No. 20161012-0108019, amended in Instrument Nos. 20161205-0127324 and 20171212-0126735.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Instrument No. 20150928-0098248.
- Easement Agreement of record in Instrument No. 20150707-0065711, Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20150622-0059578, Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of record in Instrument No. 20171127-0120864, Register's Office for Davidson County, Tennessee.
- Easements retained in Ordinance No. 58-287 closing Alley No. 1007, of record in Book 4522, Page 475, Register's Office for Davidson County, Tennessee.
- Easements retained in Ordinance No. 71-1403 closing portions of Alley Nos. 1001 and 1007, of record in Book 4522, Page 478, Register's Office for Davidson County, Tennessee.

- All matters as shown on that survey prepared by J. Alan Cummings, TN RLS No. 2351, Crawford and Cummings, PC Job No. 14-137, dated June 28, 2016.
- Taxes for 2018 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **703 A Cleo Miller Dr., Nashville, Tennessee 37206**.

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), their heirs and 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), 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/our hand(s) this the 23 DAY OF MAY, 2018.

Bailey & West Eastland LLC, a Tennessee Limited Liabilty Company

BY: _____
Jenn Garrett
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENN GARRETT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of BAILEY & WEST EASTLAND LLC, A TENNESSEE LIMITED LIABILTY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd of May, 2018.

_____
Notary Public
My Commission Expires: 10-7-19
(SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212