Bill Garrett Davidson County
Batch# 103502 DEEDWARR
06/12/2018 01:04:28 PM 2 pgs
Fees: $13.00 Taxes: $3,478.00
20180612-0056420

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $940,000.00 Affiant Subscribed and sworn to before me, this 5th day of June, 2018. Notary Public My commission expires: 1-8-19

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Carol Ann Ritchie Trust	**New Owner**	**Map/Parcel 104-09-0-N-003.00CO**
103 West End Close		
Nashville, TN 37205		

FOR AND IN 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, I,

Debra Kaye James, married

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carol Ann Ritchie, Trustee of the Carol Ann Ritchie Trust Agreement u/a/d March 2, 2011

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:

Land in Davidson County, Tennessee, being Unit No. 103, formerly known as Unit 3.5, together with the appurtenant interest in the common elements of West End Close, a horizontal property regime established by Master Deed, of record in Instrument No. 20030701-0090321, amended in Instrument No. 20030724-0103538, Instrument No. 20031202-0173105, corrected in Instrument No. 20041005-0120026, re-recorded in Instrument No. 20041203-0144407, and in Instrument No. 20050318-0029873, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. Said Master Deed affirmatively designates the subject property as a Plan Unit Development as defined under TCA §66-27-101, et. seq.

Being the same property conveyed to Debra Kaye James, unmarried, by Warranty Deed, from Renasant Bank, a Mississippi banking corporation, dated January 29, 2015, of record in Instrument No. 20150204-0010496, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
All matters of record in Plat Book 161, Page 151, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Instrument No. 20030701-0090321, amended in Instrument No. 20030724-0103538, Instrument No. 20031202-0173105, Instrument No. 20041005-0120026, Instrument No. 20041203-0144407, Instrument No. 20050318-0029873, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Instrument No. 20030701-0090321, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Instrument No. 20030305-0029208, Instrument No. 20130620-0063295, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20030311-0031977, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common area/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.

This is improved property known as 103 West End Close, 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 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/our hand(s) this 5th day of June, 2018.

Debora Kaye James by A. Scott Hubbard Attorney in fact
Debra Kaye James
By: A. Scott Hubbard, Attorney-in-Fact

*Jeffery Lowe, spouse of Debra Kaye James, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in subject property. Jeffrey Lowe is one and the same person as Jeffery Lowe.

Jeffery Lowe by A. Scott Hubbard Attorney in fact
Jeffery Lowe
By: A. Scott Hubbard, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **A. Scott Hubbard,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Debra Kaye James and Jeffery Lowe, for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for Debra Kaye James and Jeffery Lowe, and is authorized by Debra Kaye James and Jeffery Lowe to execute this instrument on their behalf.

Witness my hand, at office, this 5th day of June, 2018.

SHANNON RICHARDSON STATE TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MAR. 9, 2020

Shannon Richardson
Notary Public

My Commission Expires:_____

File #: **180322SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027