WARRANTY DEED

Bill Garrett Davidson County
Batch# 120357 DEEDWARR
07/25/2018 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,476.30
20180725-0072285

G-CPC-18-3102

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00.

Kristin Lee O'Brien
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/8/2021

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 8, 2021

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kristin Lee O'Brien	**First Community Mortgage, Inc.**	
(NAME) **3102 West End Circle #104**	(NAME) **P.O. Box 291205**	**104-2-4A-104.00CO**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS) **Nashville, TN 37229**	
(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, **LAWRENCE RAY MERCER AND LAURA T. MERCER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KRISTIN LEE O'BRIEN, A SINGLE WOMAN,** 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 No. 104, together with the appurtenant interest in the common elements of 3102 West End Circle Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20050405-0037200, amended in Instrument No. 20060419-0044895, Instrument No. 20061018-0129536, Instrument No. 20150729-0074422, Instrument No. 20160415-0036024 and Instrument No. 20170203-0011874, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "E-1" and "E-2" to the aforementioned Master Deed, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lawrence Ray Mercer and Laura T. Mercer, husband and wife, by Warranty Deed from Kathryn Williams, unmarried, recorded August 2, 2016 in Instrument No. 20160802-0079516, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 421, Pages 82 and 83, Register's Office for Davidson County, Tennessee.
- By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 3102 West End Circle Condominiums of record in Instrument No. 20050405-0037200, amended in Instrument No. 20060419-0044895, Instrument No. 20061018-0129536, Instrument No. 20150729-0074422, Instrument No. 20160415-0036024 and Instrument No. 20170203-0011874, 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 recorded in Book 571, Page 465 and Book 647, Page 310.
- By-Laws of record as Exhibit B to the Master Deed in Instrument 20050405-0037200, Register's Office for Davidson County, Tennessee.
- Easement for sanitary sewer/storm drainage, etc., in Instrument 20050715-0082454, Instrument 20050715-0082455 and Instrument 20060912-0112730, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreements in Instrument 20050630-075316 and Instrument 20060911-0111952, Register's Office for Davidson County, Tennessee.
- BellSouth Easement in Instrument 20060629-0078073, Register's Office for Davidson County, Tennessee.
- Charter for HOA in Instrument 20050408-0038974 and Exhibit C of Instrument 20050405-0037200, Register's Office for Davidson County, Tennessee.
- Right of Way Easement in Book 778, page 343, Register's Office for Davidson County, Tennessee.

- Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
- Subject to county taxes for the year 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: **3102 West End Circle #104, Nashville, Tennessee 37203**.

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 23rd DAY OF JULY, 2018.

Lawrence Ray Mercer

Lawrence Ray Mercer

Laura T. Mercer

Laura T. Mercer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAWRENCE RAY MERCER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Kate Nyquist

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA T. MERCER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Kate Nyquist

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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

True Copy Certification

I, Christopher M Corriveau, do herby make oath that I am a licensed attorney and/or the Custodian of the electronic version of the attached document tendered for registration herewith And that this a true and correct copy of the original document executed and authenticated According to law.

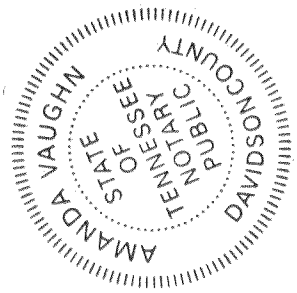
Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature



My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)