39B

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 148004 **DEEDWARR**
10/02/2018 01:49:34 PM 2 pgs
Fees: $13.00 Taxes: $1,535.91

20181002-0097749

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,111.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 7-9-22

(AFFIX SEAL)

LYDIA M. WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 9, 2022

THIS INSTRUMENT WAS PREPARED BY
Rick G. Mansfield, Attorney at Law, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Susan Bank	CMG Mortgage	Tax Map - Parcel 104-01-0-F-042.00 CO
(NAME)	(NAME)	
114 36th Avenue, North	3160 Crow Canyon Rd #400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	San Ramon CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Jonathan M. Vick, a single man, and Susan Moreland Vick, a married woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Susan Bank, a single woman,** hereinafter called the GRANTEE, its heirs and assigns, a certain tract or parcel of land in the 14th Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 42, West End Station Condominiums, as established under Master Deed of record in Instrument No. 20070712-0083315, Amended in Instrument Nos. 20071220-0146057, 20080919-0095641, 20081029-0108160 and 20090825-0080074 in the Register's Office for Davidson County, tennessee, to which Master Deed reference is hereby made for a more particular Description of said Unit,

Being the same property conveyed to Jonathan M. Vick, unmarried, and Susan Moreland Vick, married, by deed dated May 31, 2018, from Kimberly J. Ramsay, married, as shown of record in Instrument No 2018-06060054215, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as shown on the Master Deed in Instrument No. 20070712-0083315; Amended in Instrument Nos. 20071220-0146057; 20080919-0095641; 20081029-0108160; and 20090825-0080074, Register's Office for Davidson County, Tennessee. This conveyance is also subject to Amended Master Deed in Instrument No. 20090825-0080074, wherein even though the name of the development is West End Station Condominiums, multiple units, including our herein described unit, are renamed "Townhouse Units" and is considered an attached PUD. This conveyance is also subject to the West End Condominium Association Homeowners Association Charter of record in Instrument No. 200707110082529, and amended in Instrument Nos. 200712100142159; and #200808050080550; and to Restrictive Covenants of record in Instrument #0070712-0083315; and amended in Instrument Nos. #20071220-0146057; #20080919-0095541; #20081029-0108160; and #20090825-008074; and to Storm Drainage and Access easements of record in Instrument Nos. 200704250049073; #200804210040206; #200805050046041; #20704250049064; and #200805050045999; to an easement as shown in Book 1851, page 222; and to combination of parcels of record in Instrument #200706060067812, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any any all existing easements and restrictive covenants of record.

This property is not now nor has it ever been teh primary residence of grantors.

unimproved ☐

This is improved ☑ property, known as 114 36th Ave. N, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 hand this the 28 day of September, 2018.

Jonathan M. Vick

Susan Moreland Vick

By: Jonathan M. Vick, as Attorney-in-Fact for Susan Moreland Vick

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

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

Witness my hand and official seal at office this 28 day of September, 2018.

My commission expires: 5-15-2021

Notary Public

KEVIN N. LOWRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jonathan M. Vick, with whom I am personally acquainted, on behalf of Susan Moreland Vick, and who acknowledged that he executed the same as the free act and deed of the said Susan Moreland Vick, and for the purposes therein contained by virtue of that certain Power of Attorney duly executed by the said Susan Moreland Vick, and appearing of record Instrument #2018-0606-0054214, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at office, this 28 day of September, 2018.

Notary Public

KEVIN N. LOWRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Commission Expires: 5-15-2021
File No.: 15610