31719-5

WARRANTY DEED

Karen Johnson Davidson County
Batch# 207800 DEEDWARR
03/20/2019 09:42:40 AM 2 pgs
Fees: $13.00 Taxes: $2,948.90

20190320-0025237

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $797,000.00.

Affiant

Subscribed and sworn to before me, this the 19th day of March, 2019.

Notary Public

My commission expires: 11/9/21

(AFFIX SEAL)

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Edgar Pierce, Jr. and Sarah Pierce	**"New Owner(s)"**	**104-02-4C-086-00co**
110 31st Ave N #802		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Richard W. Dreiling and Ellen F. Dreiling, Trustees of the Richard W. Dreiling and Ellen F. Dreiling Revocable Living Trust u/a/d April 14, 2007.

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

Edgar H. Pierce, Jr. and Sarah R. Pierce, husband and wife

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. 802, together with the appurtenant interest in the common elements of The West End, a condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20080401-0032619, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed Establishing The West End of record as Instrument No. 20080408-0035628, said Register's Office, as further amended by Second Amendment to Master Deed Establishing The West End as Instrument No. 20090512-0043586, said Register's Office, and as further amended by Amendment to Second Amendment to Master Deed Establishing The West End as Instrument No. 20090921-0087974, said Register's Office, said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

TOGETHER with parking Space Numbers 39, 40, and Storage Space Unit P2-1, which are assigned as Limited Common elements appurtenant to the above described Unit, as set forth and defined in the Master Deed.

BEING the same property conveyed to Richard W. Dreiling and Ellen F. Dreiling, Trustees of the Richard Dreiling and Ellen F. Dreiling Revocable Living Trust u/a/d April 14, 2007, by Deed dated May 21, 2008 from West End Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20080625-0065193, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

(1) The Plan of record as set out on Exhibit "B" to the Master Deed as shown in Instrument No. 20080401-0032619 , said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(2) All matters shown on the Plan of record in Book 57, page 46, said Register's Office.

(3) Application to Combine Parcels in Instrument No. 20051123-0141766, said Register's Office.

(4) Stormwater Detention Agreement in Instrument No. 20051013-0123588, said Register's Office.

(5) Agreement for Dedication of Easement for Storm Drainage in Instrument No. 20051013-0123589, said Register's Office.

(6) Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20140328-0025603, said Register's Office.

(7) Master Deed and By-Laws of The West End Condominiums, of record in Instrument No. 20080401-0032619, amended in Instrument No. 20080408-0035628, Instrument no. 20090512-0043586 and Instrument No. 20090921-0087974, said Register's Office.

(8) Charter of The West End Condominiums Home Owners' Association, Inc. of record in Instrument No. 20101105-0089042, said Register's Office.

(9) Taxes for the current year, which have been prorated and assumed by Grantee(s) and subsequent years not yet due and payable.

This is improved property, known as **110 31st Ave N #802, Nashville, TN 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 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 **19th** day of **March, 2019.**

Richard W. Dreiling, Co-Trustee of the Richard W. Dreiling and Ellen F. Dreiling Revocable Living Trust u/a/d April 14, 2007

Ellen F. Dreiling, Co-Trustee of the Richard W. Dreiling and Ellen F. Dreiling Revocable Living Trust u/a/d April 14, 2007

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Alameda)

On 3-18-19 before me, S. ESSAPOOR, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Richard W. Dreiling & Ellen F. Dreiling
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal:

S. ESSAPOOR
COMM. #2225886
Notary Public - California
Alameda County
My Comm. Expires Jan. 17, 2022

Signature S. Essapoor
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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