PREPARED BY (AND RETURN TO):

Karen Johnson Davidson County
Batch# 209841 DEEDWARR
03/26/2019 08:39:41 AM 2 pgs
Fees: $13.00 Taxes: $1,069.30
20190326-0027016

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Christy Wilkins Ivey *Percy Wilkins, Jr. (1933-2017)*

W & I Ref: (RE) Title No.: 60316
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Robert Morris Delores Morris 3100 West End Circle, #201 Nashville, TN 37203	Robert and Delores Morris 7700 Crest Dr NE Seattle, WA 98115

TAX MAP PARCEL NUMBERS: 104024A20500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$289,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Terry L. Estes and Rosalind M. Estes, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert Morris and Delores Morris, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium unit in Davidson County, Tennessee, being Unit No. 201 of 3100 West End Circle Condominium as established by First Supplement to the Master Deed for 3102 West End Circle Condominiums, of record as Instrument No. 20060419-0044895, amending Master Deed of record as Instrument No. 20050405-0037200, as further amended by Amendment to First Supplement to the Master Deed of record as Instrument No. 20061018-0129536, in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, said unit being shown as part of Exhibit "A" to said Amendment to First Supplement to the Master Deed.

Being the same property conveyed to Terry L. Estes and Rosalind M. Estes, husband and wife by Warranty Deed from Larry Wacholtz, an unmarried man, dated June 1, 2018 and recorded on June 4, 2018 of record in Instrument No. 20180604-0053151, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2019, and subsequent years; The Plan, with Owner's Certificate, of record shown on Exhibit "A" to the Amendment to First Supplement to the Master Deed for 3102 West End Circle Condominiums of record in Instrument No. 20061018-0129536, said Register's Office, shows an owner's certificate and minimum building setback lines and easements to which plan reference is hereby made for a more complete description.
Stormwater Detention Agreements of record in Instrument No. 20050630-0075316 and Instrument No. 20060911-0111952, in said Register's Office.
The provisions of the condominium 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, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.
Applicable Restrictive Covenants contained in Instruments of record in Book 571, page 465, and Book 647, page 310, in said Register's Office.
Matters appearing on the plan of record as Instrument No. 20060616-0072004, in said Register's Office.
Easements for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances of record as Instrument No. 20050715-0082454 and Instrument No. 20050715-0082455 and Instrument No. 20060912-0112730, in said Register's Office.
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.
Right of Way Easement of record in Book 778, page 343, said Register's Office.

This is improved property, known as 3100 West End Circle, # 201, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of March, 2019.

Terry L. Estes **Rosalind M. Estes**

State of Tennessee

County of Davidson

On this 22nd day of March, 2019, before me the undersigned authority, personally appeared Terry L. Estes and Rosalind M. Estes, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $289,000.00.

Affiant

Sworn and subscribed before me this 22nd day of March, 2019.

Notary

My Commission Expires: _____

MCKENZIE TEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020