THIS INSTRUMENT PREPARED BY:
LAW OFFICE OF DAVID A. CHILDRESS
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

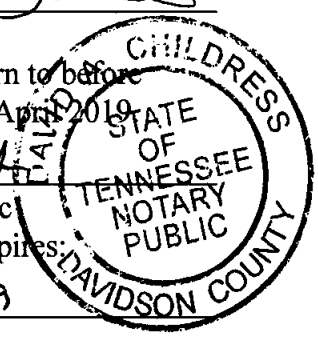
STATE OF TENNESSEE )
COUNTY OF DAVIDSON )
The actual consideration or value, whichever is greater, for this transfer is $635,000.00.

AFFIANT

Subscribed and sworn to before me this 30th day of April 2019.

Notary Public

My Commission Expires: 7/8/2019




Karen Johnson Davidson County
Batch# 224902 DEEDWARR
05/02/2019 01:02:32 PM 8 pgs
Fees: $43.00 Taxes: $2,349.50



20190502-0040999

| Address New Owner(s) As Follows: | Send Tax Bills To: | Parcel ID Number |
|---|---|---|
| Martha Jo Fristoe<br>1900 Richard Jones Road<br>Unit Z-2<br>Nashville, TN 37215 | New Owner | 103-02-0C-017.00 CO (Tract 1)<br>103-02-0C-022.00 CO (Tract 2)<br>103-02-0C-033.00 CO (Tract 3)<br>103-02-0C-058.00 CO (Tract 4)<br>103-02-0C-100.00 CO (Tract 5)<br>103-02-0C-103.00 CO (Tract 6)<br>103-02-0C-129.00 CO (Tract 7)<br>103-02-0C-130.00 CO (Tract 8)<br>103-02-0C-133.00 CO (Tract 9)<br>103-02-0C-154.00 CO (Tract 10) |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

TERRY W. WOODALL, a married person,
being one and the same person as TERRY WOODALL,

(herein referred to as "Grantor"), has bargained and sold, and by these presents hereby transfers and conveys unto

MARTHA JO FRISTOE, a single woman,

(herein referred to as "Grantee"), Grantee's heirs and assigns, certain tracts or parcels of land located in Davidson County, Tennessee, more particularly described in EXHIBIT "A" hereto.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it; and the same is unencumbered, unless otherwise herein set forth. Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever, except as set out in EXHIBIT "B" hereto.

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.

This is investment property and not the principal place of residence of the Grantor or his spouse.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 30th day of April 2019.

TERRY W. WOODALL

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, TERRY W. WOODALL, 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 executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 30th day of April 2019.

Notary Public

My Commission Expires: 7/8/2019

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Tract 1

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Unit No. 17 as shown on the Plan of West End Terrace, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing West End Terrace, a condominium, of record in Book 6657, Page 549, amended in Book 7541, Page 955, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Terry W. Woodall by deed from John K. Hailey and wife, Angela M. Hailey, dated October 24, 2002, of record in Instrument No. 20021030-0132954, said Register's Office.

Being improved property known as 276 White Bridge Pike #17, Nashville, Tennessee 37209.

Tract 2

Situated in Davidson County, Tennessee, being Unit No. 22 as shown on the Plan of West End Terrace, a Condominium Development, together with an undivided percentage interest in the common elements appurtenant to said unit, as set forth in the Master Deed establishing West End Terrace, a condominium, of record in Book 6657, page 549, amended in Book 7541, Page 955, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Terry W. Woodall by deed from The 4-J, L.P., a Tennessee limited partnership, dated March 19, 2004, of record in Instrument No. 20040324-0033188, said Register's Office.

Being improved property known as 276 White Bridge Pike #22, Nashville, Tennessee 37209.

Tract 3

Land in Davidson County, Tennessee, being Unit No. 33 on the Plan of West End Terrace, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing West End Terrace, a condominium, of record in Book 6657, Page 549, amended in Book 7541, Page 955, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Terry Woodall by deed from Jennifer L. Jones, unmarried, dated June 23, 2006, of record in Instrument No. 20060628-0077258, said Register's Office.

Being improved property known as 276 White Bridge Pike #33, Nashville, Tennessee 37209.

Tract 4

Situated in Davidson County, Tennessee, being Unit No. 58 on the Plan of West End Terrace, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said unit as set forth in the Master Deed establishing West End Terrace, a condominium, of record in Book 6657, page 549, amended in Book 7541, Page 955, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Terry W. Woodall by deed from The 4-J, L.P., a Tennessee limited partnership, dated March 19, 2004, of record in Instrument No. 20040324-0033188, said Register's Office.

Being improved property known as 276 White Bridge Pike #58, Nashville, Tennessee 37209.

Tract 5

Land in Davidson County, Tennessee, being Unit No. 100, as shown on the Plan of West End Terrace, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing West End Condominium, of record in Book 6657, page 549, amended in Book 7541, Page 955, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Terry W. Woodall, a married man, by deed from Barbara Ruth Ingram Prince, a married woman, dated July 1, 2005, of record in Instrument No. 20050711-0079765, said Register's Office.

Being improved property known as 276 White Bridge Pike #100, Nashville, Tennessee 37209.

Tract 6

Land in Davidson County, Tennessee, being Unit No. 103 on the Plan of West End Terrace, a Condominium Development, as shown as Exhibit "D" to the Master Deed of record in Book 6657, Page 549 and amended in Book 7541, Page 955, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Terry Woodall by deed from Eric D. Glasser and wife, Teresa D. Glasser, dated July 22, 2002, of record in Instrument No. 20020726-0090192, said Register's Office.

Being improved property known as 261 White Bridge Pike #103, Nashville, Tennessee 37209.

Tract 7

A certain condominium apartment in the County of Davidson, State of Tennessee, described as follows, to wit:

Unit No. 129, as shown on the Plan of West End Terrace, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing West End Terrace, a Condominium, of record in Book 6657, Page 549, amended in Book 7541, Page 955, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Terry Woodall by deed from William Brewer, unmarried, dated July 11, 2001 of record in Instrument No. 20010920-0102009, said Register's Office.

Being improved property known as 261 White Bridge Pike #129, Nashville, Tennessee 37209.

Tract 8

Land in Davidson County, Tennessee, being Unit No. 130 on the Plan of West End Terrace, a Condominium Development, of record in Plat Book 6657, page 549, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of West End Terrace, a horizontal property regime established by Master Deed and Bylaws of record in Book 6657, page 549, amended in Book 7541, page 955, said Register's Office.

Being the same property conveyed to Terry Woodall by deed from Steven B. Leasure, dated March 31, 2003, of record in Instrument No. 20030331-0042249, said Register's Office.

Being improved property known as 261 White Bridge Pike #130, Nashville, Tennessee 37209.

Tract 9

Land in Davidson County, Tennessee, being Unit No. 133, as shown on the Plan of West End Terrace, a Condominium Development, together with an undivided

percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing West End Condominium, of record in Book 6657, page 549, amended in Book 7541, Page 955, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Terry W. Woodall, a married man, by deed from Robert T. Wood, Sr., an unmarried man, dated December 8, 2005, of record in Instrument No. 20060104-0001066, said Register's Office.

Being improved property known as 261 White Bridge Pike #133, Nashville, Tennessee 37209.

Tract 10

Situated in Davidson County, Tennessee, being Unit No. 154 as shown on the Plan of West End Terrace, a Condominium Development, together with an undivided interest in the Common Elements appurtenant to said unit as set forth in the Master Deed establishing West End Terrace, a Condominium of record in Book 6657, page 549, amended in Book 7541, Page 955, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Terry W. Woodall by deed from The 4-J, L.P., a Tennessee limited partnership, dated March 19, 2004, of record in Instrument No. 20040324-0033188, said Register's Office.

Being improved property known as 261 White Bridge Pike #154, Nashville, Davidson County, Tennessee 37209.

EXHIBIT "B"

This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

1. General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 103-02-0C-017.00 CO (Tract 1), 103-02-0C-022.00 CO (Tract 2), 103-02-0C-033.00 CO (Tract 3), 103-02-0C-058.00 CO (Tract 4), 103-02-0C-100.00 CO (Tract 5), 103-02-0C-103.00 CO (Tract 6), 103-02-0C-129.00 CO (Tract 7), 103-02-0C-130.00 CO (Tract 8), 103-02-0C-133.00 CO (Tract 9) and 103-02-0C-154.00 CO (Tract 10).

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6657, Page 549, as amended in Book 7541, Page 955, Register's Office for Davidson County, Tennessee;

3. Restrictive Covenants contained in instrument of record in Book 3642, Page 417, said Register's Office;

4. Easement for Television Cable of record in Book 5974, Page 755, said Register's Office;

5. Easement to the Metropolitan Government of Nashville and Davidson County of record in Book 5894, Page 97, and in Book 5894, Page 101, said Register's Office;

6. Sanitary Sewer Easement of record in Book 3840, Page 386, and in Book 3859, Page 859, said Register's Office;

7. Restrictive Covenants contained in instrument of record in Book 6673, Page 349, said Register's Office (Tract 1);

8. Restrictive Covenants contained in instrument of record in Book 6673, Page 503, said Register's Office (Tract 2);

9. Restrictive Covenants contained in instrument of record in Book 6699, Page 87, said Register's Office (Tract 3);

10. Restrictive Covenants contained in instrument of record in Book 6699, Page 264, said Register's Office (Tract 4);

11. Restrictive Covenants contained in instrument of record in Book 6674, Page 652, said Register's Office (Tract 5);

12. Restrictive Covenants contained in instrument of record in Book 6684, Page 129, said Register's Office (Tract 6);

13. Restrictive Covenants contained in instrument of record in Book 6699, Page 39, said Register's Office (Tract 7);

14. Restrictive Covenants contained in instrument of record in Book 6673, Page 419, said Register's Office (Tract 8);

15. Restrictive Covenants contained in instrument of record in Book 6699, Page 27, said Register's Office (Tract 9);

16. Restrictive Covenants contained in instrument of record in Book 6699, Page 326, said Register's Office (Tract 10); and

17. Rights and claims of tenants in possession under existing leases.