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THIS INSTRUMENT PREPARED BY:
Shelby L. Mathews, Esq.
Rudy Winstead Turner, PLLC
2010 21st Ave. S.
Nashville, Tennessee 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $690,000.00.

Affiant

SUBSCRIBED AND SWORN to before me this 17 day of May, 2019.

Notary Public
My Commission Expires: 11/3/24

DESIREE D. MAXWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 232316 DEEDWARR
05/20/2019 02:49:58 PM 4 pgs
Fees: $23.00 Taxes: $2,553.00
20190520-0047512

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Raymond Estepp 6040 Sedberry Road Nashville, TN 37205	US Bank National Assoc 4801 Frederica ST Owensboro, KY 42301	Map/Parcel 11613OF00300CO

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, West End Circle Properties, a Tennessee general partnership (the "Grantor"), has this day bargained and sold, and do hereby transfer and convey unto Raymond Estepp, a single man (the "Grantee"), his heirs and assigns, all of its right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit No. 3 of Belle Post, established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 et seq.) and the provisions of the Declaration of Covenants, Conditions and Restrictions for Belle Post of record in Instrument No. 20151109-0113732, as amended in First Amendment to the Declaration of Covenants, Conditions and Restrictions for Belle Post of record in Instrument No. 20151230-0131083, Second Amendment of record in Instrument No. 20160115-0004321, Third Amendment of record in Instrument No. 20160509-0045637 and Fourth Amendment 20160720-0074834, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto (collectively the

"Declaration"), to which Declaration reference is here made for a more complete and accurate description of said unit.

Being a portion of the same property conveyed to West End Circle Properties, a general partnership, by Special Warranty Deed from Michael A. Zoretic and wife, Nancy 0. Zoretic and their son Joe T. Zoretic of record in Instrument No. 20140327-0025025, in the Register's Office of Davidson County, Tennessee.

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, his successors and assigns, forever.

Grantor warrants that it is lawfully seized and possessed of said Property in fee simple, and has a good right to convey it, subject to those matters shown on Exhibit "A" attached hereto and incorporated herein by this reference.

Grantor further covenants and binds itself, its heirs and assigns, to warrant and forever defend the title to said Property (subject to the matters set forth on Exhibit "A") against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

[SIGNATURE ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 17th day of May, 2019.

GRANTOR:

WEST END CIRCLE PROPERTIES,
a Tennessee general partnership

By: _____
John C. Hadley, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John C. Hadley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be Partner of West End Circle Properties, a Tennessee general partnership, the within named Partnership, and that he, as such Partner, and being authorized to do so, executed the forgoing instrument for the purposes therein contained, by signing the name of the Partnership by himself as Partner.

Witness my hand in Nashville, Tennessee this 17th day of May, 2019.

_____
Notary Public

My Commission Expires: _____

SHELBY NELSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 08, 2022

EXHIBIT "A"

PERMITTED EXCEPTIONS

1) Zoning;

2) Setback requirements and general utility, sewer, and drainage easements of record on the Binding Agreement Date upon which the improvements do not encroach;

3) Subdivision and/or condominium declarations, restrictions, and easements of record on the Binding Agreement Date; and

4) Leases and other encumbrances specified in this Agreement.