Karen Johnson Davidson County
Batch# 237412 DEEDWARR
05/31/2019 03:23:30 PM 4 pgs
Fees: $23.00 Taxes: $1,017.50
20190531-0052092

#34836

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34836-05-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $275,000.00. Affiant Subscribed and sworn to before me this 30th day of May, 2019. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2020

WARRANTY DEED

Address New Owner: Karen Brick Werthan Revocable Trust 3000 Vanderbilt Place # 321 Nashville, TN 37212	**Send Tax Bills To:** Karen Brick Werthan 2241B Castleman Dr Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 104 02 4 B 321 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kathleen M. Rupe and Robert C. Rupe, Co-Trustees of The Kathleen M. Rupe Trust dated July 15, 2005**, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Karen Brick Werthan, Trustee of the Karen Brick Werthan Revocable Trust, dated November 27, 2007** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3000 Vanderbilt Place # 321, Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 30th day of May, 2019.

Kathleen M. Rupe, Co-Trustee of The Kathleen M. Rupe Trust dated July 15, 2005

Robert C. Rupe, Co-Trustee of The Kathleen M. Rupe Trust dated July 15, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kathleen M. Rupe and Robert C. Rupe, Co-Trustees of The Kathleen M. Rupe Trust dated July 15, 2005, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of May, 2019.

Notary Public

My Commission Expires:

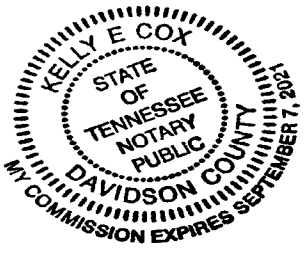


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 321, together with the appurtenant interest in the common elements of Bristol West End, a condominium development, a horizontal property regime established by Master Deed, of record in Instrument No. 20070503-0053313, amended in Instrument No. 20070629-0077729, Instrument No. 20081016-0104201, Instrument No. 20101130-0095113, Instrument No. 20151228-0130187, and Instrument No. 20170316-0025728, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Together with parking assigned as limited common elements on Exhibit D-1 to the aforementioned Master Deed, as amended.

Being the same property conveyed to Kathleen M. Rupe and Robert C. Rupe, Co-Trustees of The Kathleen M. Rupe Trust dated July 15, 2005 from Chinook Investments, LLC of record in Instrument No. 20160729-0078527, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 104 02 4 B 321 00CO.
2. Restrictive covenants contained in an instrument of record in Book 161, page 77, Book 332, page 8, and Instrument No. 20050105-0001970, Register's Office for Davidson, County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Bristol West End, A Condominium Development, of record in Instrument No. 20070503-0053313, amended in Instrument No. 20070629-0077729, Instrument No. 20081016-0104201, Instrument No. 20101130-0095113, Instrument No. 20151228-0130187, and Instrument No. 20170316-0025728, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Instrument No. 20040615-0070569, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Instrument No. 20060801-0093560, Register's Office for Davidson County, Tennessee.
7. Temporary easement for construction and access of record in Instrument No. 20060320-0031877, re-recorded in Instrument No. 20060405-0039176, Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Instrument No. 20050603-0062976, Register's Office for Davidson County, Tennessee.
9. Urban Zoning Overlay of record as Metro Ordinance No. B62000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
10. Rights of adjoining owners in and to the use of party walls located partly upon insured premises and partly upon adjoining premises.
11. Subject to rights of others in and to the common areas and/or elements.

True Copy Certification

I, GEORGE E. MUDTER JR., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 7, 2019
Notary Seal:

