Karen Johnson Davidson County
Batch# 244511 DEEDWARR
06/17/2019 02:37:30 PM 5 pgs
Fees: $28.00 Taxes: $1,406.00
20190617-0058124

THIS INSTRUMENT PREPARED BY:
WESLEY D. TURNER
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $380,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of June, 2019.

Notary Public

My Commission Expires:

HEATHER A. DERRICK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY Commission Expires JULY 5, 2021

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Jerry R. McKeithan, Jr. Vimi K. McKeithan 4 Dunwoody Ct. Arden, NC 28704	New Owner	104024B41100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WALIA, LLC**, a Tennessee limited liability company hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JERRY R. MCKEITHAN, JR., AND WIFE, VIMI K. MCKEITHAN,**

hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 411 of Bristol West End, a Condominium Development established to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, under the Master Deed establishing Bristol West End, a Condominium Development, of record as Instrument No. 20070503-0053313, as amended at Instrument No. 20070629-0077729, and at Instrument No. 20081016-0104201 and Instrument No. 20101130-0095113, and further amended by Instruments of record in Instrument No. 20151228-0130187; Instrument No. 20170316-0025728; Instrument No. 20170516-0083852 and in Instrument No. 20190318-0024128, in the Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, now Unit being depicted on Exhibit "C" to said Master Deed together with a percentage interest in the common elements and voting percentage set forth in Exhibit "D" to said Master Deed, as amended.

Being the same property conveyed to Walia LLC, a Tennessee limited liability company by deed June 15, 2015 from Terry Goodman and Phillip Wheeler, of record in Instrument No. 20150629-0062460, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2019 Metro taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and ByLaws establishing a Horizontal Property Regime of Bristol West End Condominium Condominiums, of record in Instrument No. 20070503-0053313, as amended at

Instrument No. 20070629-0077729, and at Instrument No. 20081016-0104201 and Instrument No. 20101130-0095113, and further amended by Instruments of record in Instrument No. 20151228-0130187; Instrument No. 20170316-0025728; Instrument No. 20170516-0083852 and in Instrument No. 20190318-0024128, Register's Office for said County.

3. Declaration of Restrictive Covenants of record in Instrument No. 20050105-0001970, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville & Davidson County, Tennessee, of record at Instrument No. 20040615-0070569, Register's Office for Davidson County, Tennessee.

5. Stormwater Detention Agreement of record at Instrument No. 20050603-0062976, Register's Office for Davidson County, Tennessee.

6. Twenty foot (20') sanitary sewer easement along the easterly lot line of Lot 20 and the westerly lot lines of Lots 4, 5, 6 and 7, as shown on the ALTA/ACSM Survey dated August 3, 2004, last revised May 9, 2005, by Robert M. Searson, Tenn. R.L.S. No. 1666.

7. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL2000-476, Metropolitan Clerk's Office of Davidson County, Tennessee.

8. Assignment of Developer's Rights of record in Instrument No. 20071227-0148043, Register's Office for Davidson County, Tennessee.

9. Rights of others in and to the common elements.

This is improved property known as: **3000 Vanderbilt Pl, #411, Nashville, TN 37212.**

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, their heirs and assigns, forever; and Grantor covenants with the said Grantee that it 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 out; and further covenants and binds itself, its successors and assigns, 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.

<Signature on following page>

WITNESS my hand this 14th day of June, 2019.

WALIA, LLC, a Tennessee
limited liability company

By: _____
Bill Walia, Managing Member

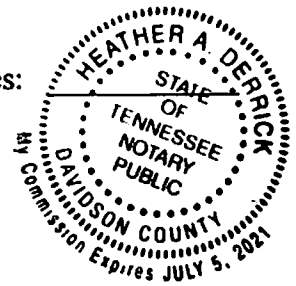
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BILL WALIA**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Managing Member**, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 14th day of June, 2019.

_____
Notary Public

My Commission Expires:



True Copy Certification

I, Heather A. Derrick, 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.

Heather A. Derrick

Signature

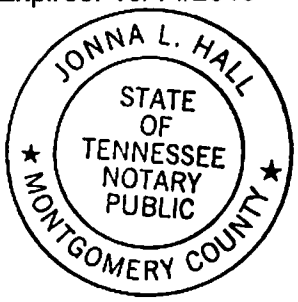
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jonna L. Hall, a notary public for this county and state, Heather A. Derrick 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: 10/14/2019

Notary's Seal



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