This Instrument Prepared By and Return to:
Stewart G. Austin, Jr.
Glankler Brown, PLLC
6000 Poplar Ave., Suite 400
Memphis, Tennessee 38119

Name and Address of Property Owner:
RGN Trust
3737 West End Avenue, #204
Nashville, TN 37204

Property Address:
3737 West End Avenue, #204
Nashville, TN 37204

Tax Parcel ID #:
104-090J-204.00

Mail Tax Bills to:
RGN Trust
c/o Glankler Brown, PLLC
6000 Poplar Ave., Ste. 400
Memphis, TN 38119

Karen Johnson Davidson County
Batch# 249036 DEEDWARR
06/26/2019 11:46:02 AM 3 pgs
Fees: $18.00 Taxes: $2,201.50

20190626-0061936

WARRANTY DEED

THIS INDENTURE, made and entered into effective the 19TH day of June, 2019, by and between **BRODERICK D. CLIFFORD** (hereinafter the "Grantor"), and **STEWART G. AUSTIN JR., Trustee of the RGN TRUST** (the "Grantee").

WITNESSETH:

That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee, the following described real estate located in the City of Nashville, County of Davidson, State of Tennessee, to-wit:

See attached Exhibit A.

Being the same property conveyed to Broderick D. Clifford by Warranty Deed of record at Document Number 20060705-0080239 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor does hereby covenant with Grantee that it is lawfully seized in fee of the aforedescribed real estate; that it has good right to sell and convey the same; that the same is unencumbered, except for:

1. Subject to all matters shown on the Plan to the Master Deed of The Westbury Condominium of record in Book 6819, page 210, in the Register's Office for Davidson County, Tennessee;

2. Master Deed establishing a Horizontal Property Regime of Westbury Condominiums of record in Book 6819, Page 210, as amended in Book 6886, Page 662, Book 6958, Page 220 and Instrument No. 200006060055942, in said Register's Office;
3. By-Laws of record in Book 6819, Page 210, of said Register's Office;
4. Charter for Westbury Condominium Association of record in Book 6819, Page 862, as amended in Book 7970, Page 553, in said Register's Office;
5. Subject to lien for special assessments as contained in the Master Deed; and
6. Subject to the rights of other in and to the common areas and/or elements.

The Grantor further covenants that the title and quiet possession thereto it will forever warrant and defend against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this deed to be signed as of the day and year first above written.

Broderick D. Clifford

STATE OF TENNESSEE, COUNTY OF Davidson:

Personally, appeared before me, the undersigned, a Notary Public, Broderick D. Clifford, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19 day of June, 2019.

NOTARY PUBLIC

STERLING MCCANN SANDERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 02, 2022

My Commission Expires:
May 2, 2022

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $595,000.00.

Affiant

Subscribed and sworn to before me this the 20th day of June, 2019.

Notary Public

My Commission Expires:

LESLIE HAUSE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 12-07-2020

Exhibit A

Legal Description

A condominium Apartment in Davidson County, Tennessee, Being Unit No. 204 of the Westbury Condominiums horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "C" of record in Book 6819, Page 210, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium, together with Allocated Parking Space No. 16 and Reserved Space No. S-17, which are hereby allocated to the aforesaid unit as an inseparable appurtenance thereto as provided in the Master Deed.