WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #3036511

Return to:

Karen Johnson Davidson County
Batch# 256608 DEEDWARR
07/15/2019 08:29:30 AM 3 pgs
Fees: $18.00 Taxes: $982.35
20190715-0068508

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value for this transfer, whichever is greater, is $ 265,500.00.

Affiant

Subscribed and sworn to me, this the 9th day of July, 2019.

Notary Public

My commission expires: 11-5-19

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Property Address:
3204 West End Circle Unit 9
NASHVILLE, TN 37203

Parcel ID:
104-02-0F-009.00-CO

Property owner:
Kellye R. Randolph
2249 Seven Points Cr
Hermitage Tn 37076

Mail tax bills to:
New Owner

THIS INDENTURE is made effective the 9th day of July, 2019, by **Merilise Doris, an unmarried woman,** First Parties, for the purpose of conveying the premises described herein to Kellye R. Randolph, a married woman, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

W I T N E S S E T H:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Unit No. 9, West End Square Condominium of record in Book 6250, Page 828, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Merilise Doris, single by Warranty Deed from Ladonna Wilkinson and James Edward Wilkinson, wife and husband of record in Instrument No. 20180629-0063490 Register's Office for Davidson County, Tennessee, dated June 29, 2018 and recorded on June 29, 2018. (Value of consideration shown in aforementioned deed $249,900.00.).

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subject to all matters shown on the Plan of record in Plat Book 6250, Page 828; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master Deed and By-Laws establishing a Horizontal Property Regime of West End Square Condominiums of

record in Book 6686, Page 648, as amended in Book 6712, Page 739; Book 6780, Page 353 and Book 7114, Page 388; Charter for HOA of record in Book 7078, Page 453, amended in Book 7969, Page 192 and Book 8287, Page 514; Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20____, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WH*EREOF*, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Merilise Doris

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Merilise Doris**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 24th day of May, 2019.

NOTARY PUBLIC

My Commission Expires: 11/9/21

CHARLES ONEIL HOSKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

My Commission Expires: 3-3-20
Notary' Seal (if on paper)