Karen Johnson Davidson County
Batch# 283617 DEEDWARR
09/10/2019 11:03:30 AM 4 pgs
Fees: $23.00 Taxes: $2,730.01
20190910-0091359

#34934

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. 34934-07-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $737,840.00. Affiant Subscribed and sworn to before me this 6th day of September, 2019. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
William Evans, Mary Relling 110 31st Ave. N. # 601 Nashville, TN 37203	110 31st Ave. N. # 601 Nashville, TN 37203	Map and Parcel No.: 104 02 4 C 039 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, **William M. Conder and Stephanie L. Conder,** husband and wife ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **William Evans and Mary Relling,** husband and wife ("Grantees"), their 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 110 31st Ave. N. # 601, Nashville, TN 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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 Grantees, their 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, Grantor has executed this instrument on the 6th day of September, 2019.

William M. Conder

Stephanie L. Conder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William M. Conder and Stephanie L. Conder, 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 6th day of September, 2019.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 601, together with the appurtenant interest in the common elements of The West End, a horizontal property regime established by Master Deed, of record in Instrument No. 20080401-0032619, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed establishing The West End of record as Instrument No. 20080408-0035628, and further amended by Instrument No. 20090512-0043586 and Instrument No. 20090921-0087974, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Together with Parking Space Numbers P2-4 and P2-5 and Storage Space Number P1-20 which are assigned as Limited Common Elements appurtenant to the above described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to William M. Conder and Stephanie L. Conder, husband and wife, by deed dated January 12, 2012 from West End Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20120117-0004483, 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. Map and Parcel No. 104 02 4 C 039 00CO. Taxes and assessments for subsequent years, a lien, not yet due and payable.
2. 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 The West End, of record in Instrument No. 20080401-0032619, amended in Instrument No. 20080408-0035628, Instrument No. 20090512-0043586 and Instrument No. 20090921-0087974, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 57, page 46, Register's Office for Davidson County, Tennessee.
5. Easement for storm drainage of record in Instrument No. 20051013-0123589, Register's Office for Davidson County, Tennessee.
6. Storm water detention agreement of record in Instrument No. 20051013-0123588, Register's Office for Davidson County, Tennessee.
7. Grant of Easement of record in Instrument No. 20140328-0025603, Register's Office for Davidson County, Tennessee.
8. 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: _____
Notary Seal:

