Karen Johnson Davidson County
Batch# 302071 DEEDWARR
10/17/2019 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $769.60
20191017-0106456

WARRANTY DEED

QUINDAL EVANS SEGALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$208,000.00.**

Affiant

Subscribed and sworn to before me, this the 16th day of October, 2019.

Notary Public

My commission expires: July 6, 2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Maxim Turchan **Ashley Poort**	NEW OWNER	**114-11-0-A-013.00co**
7470 Charlotte Pike #113		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Eugene Harold Besand, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Maxim Turchan, an unmarried man and Ashley Poort, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 113, as shown on the plan of West Hills Condominiums a Horizontal Property Regime, filed as Exhibit A to and established by the Master Deed of record in Instrument No. 20001212-0122257 and amended in Instrument No. 20020125-0010758, Registers Office for Davidson County. Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners. Also shown as Unit 13 on the Site Plan for West Hills Condominiums of record in instrument No. 20020821-0101251, said Registers Office.

BEING the same property conveyed to Eugene Harold Besand, an unmarried man by Deed from Matthew Brewer, unmarried of record in Instrument No. 20161026-0112959, said Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Exhibit A in Instrument No. 20001212-0122257, and as amended in Instrument No. 20020125-0010758, and in Instrument No. 20020821-0101251, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 5222, Page 720, said Register's Office.**

3) **Master Deed and Bylaws of West Hills Condominiums, of record in Instrument No. 20001212-0122257, and as amended in Instrument 20020125-0010757, Instrument No. 20020125-0010758, Instrument No. 20020821-01012521, Instrument No. 20021021-012867, Instrument 20040115-0006459, Instrument No. 20170223-0018186, and further amended in Instrument No. 20180206-0011883, said Register's Office.**

20021021-012867, Instrument 20040115-0006459, Instrument No. 20170223-0018186, and further amended in Instrument No. 20180206-0011883, said Register's Office.

4) **Storm Water Detention Agreement of record in Instrument No. 20001208-0121328, and in Instrument No. 20030506-0060048, said Register's Office.**

5) **Charter of West Hills Condominiums Homeowner's Association Inc., of record in Instrument No. 20001212-012256, said Register's Office.**

6) **West Hills Condominiums Homeowner's Association Inc., Rules and Regulations, of record in Instrument No. 20151007-0102294, and see Addendum in Instrument No. 20180511-0045318, said Register's Office.**

7) **Ingress and Egress to cemetery of record in Book 2484, Page 315, said Register's Office.**

8) **Dedication of Joint Easements for Ingress and Egress to regress of record in Instrument No. 20030225-0024736, said Register's Office.**

9) **TVA easement of record in Book 787, Pages 13 and 14, said Register's Office.**

10) **Right-of-Way Agreement of record in Book 1634, Page 593,said Register's Office.**

11) **Right-of-Way Agreement of record in Book 751, Page 374, said Register's Office.**

12) **Access Easement Agreement of record in Book 10008, Page 79, said Register's Office.**

13) **Mineral Rights of record in Book 358, Page 46, said Register's Office.**

14) **Taxes for the current year which have been prorated between the parties and were paid by the Grantor herein and the subsequent years, not yet due and payable.**

This is improved property, known as 7470 Charlotte Pike #113, Nashville, TN 37209

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **16th** day of **October, 2019.**

Eugene Harold Besand

Eugene Harold Besand, an unmarried man

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Eugene Harold Besand,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **16th** day of **October, 2019.**

Notary Public

My Commission Expires: 11/8/21



Certificate of Authenticity

I, Quin Evans Segall, 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.

Signature

Personally appeared before me, Danielle Williams, a notary public for this county and state, Quin Evans Segall 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: 5/2/22

Notary's Seal (if on paper)



