Karen Johnson Davidson County
Batch# 308593 DEEDWARR
10/30/2019 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,418.95
20191030-0111566

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 191023224

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

The actual consideration or value, whichever is greater, for this transfer is: $383,500.00.

Kaylan Gilbert
Affiant

Subscribed and sworn to before me, this 29th day of October 2019.

Notary Public
My Commission Expires: 10/2/23

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John Robert Floyd and Melissa Rae Floyd 309 Sylvan Park Lane Nashville TN 37209	New Owner	Tax Parcel ID No. 104 01 0F 032.00

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, **Bryan D Parsels, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Robert Floyd and Melissa Rae Floyd, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 32 of West End Station Condominiums, a Condominium Development established pursuant to the provision 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 West End Station Condominiums of record in Instrument Number 20070712-0083315, amended in Instrument No. 20071220-0146057, Instrument No. 20080919-0095641, Instrument No. 20081029-0108160 and Instrument No. 20090825-0080074, in the Register's Office for 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; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Bryan D. Parsels, unmarried, by Warranty Deed from Lesleigh Burton fka Lesleigh Baugh and husband, Thomas Michael Burton, of record in Instrument No. 20150901-0088546, in the Register's Office of Davidson County, Tennessee, dated August 31, 2015 and recorded on September 01, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of West Grove Subdivision, as recorded in Plat Book 421, Page(s) 109.
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the

Master Deed establishing West End Station Condominiums Condominium of record in Instrument No. 20070712-0083315 , as amended by instrument(s) of record in Instrument Nos. 20071220-0146057, 20080919-0095641, 20081029-0108160 and 20090825-0080074; also subject to easements, rights and interests 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 building thereon.

Easement for Sanitary Sewers, recorded in Book 1851, Page 222.

Easement for Right of Way for Railroad to Louisville and Nashville Railroad Company, recorded in Book 5594, Page 379.

Terms and conditions of the Stormwater Detention Agreement between Westwood Nashville, LLC and Metropolitan Government of Nashville and Davidson County recorded in Instrument No. 20070425-0049064.

Easement for Storm Drainage and Access Easement, recorded in Instrument No. 20070425-0049073.

Application to Combine Parcels recorded in Instrument No. 20070606-0067812.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument Nos. 20080421-0040206 and 20080505-0046041.

Terms and conditions of the Stormwater Detention Agreement between Aaron White, President of West End Station, LLC and Metropolitan Government of Nashville and Davidson County recorded in Instrument No. 20080505-0045999.

Easement recorded in Instrument No. 20081017-0104357, 20131007-0105196 and 2019028-0062928.

Title to that portion of the premises, if any, embraced within the bounds of the charter right-of-way of the N.C. and St. L. Railroad.

This is improved property located at 309 Sylvan Park Lane Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging. to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 29th day of October, 2019.

Bryan D Parsels

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bryan D Parsels, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of October, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 08, 2022

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY