Karen Johnson Davidson County
Batch# 322252 DEEDWARR
11/27/2019 02:53:30 PM 4 pgs
Fees: $23.00 Taxes: $2,597.40
20191127-0123019

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 34484-09-2018	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $702,000.00. Affiant Subscribed and sworn to before me this 27th day of November, 2019. Notary Public My Commission Expires: 12-18-22

ELIZABETH J BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Kenneth H. Smart, Staci L. Smart 110 31st Avenue N., #406 Nashville, TN 37203	Send Tax Bills To: New Owner 202 Chapel Ct. S. Hendersonville, TN 37075	Tax Information: Map and Parcel No.: 104 02 4 C 028 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, Donald W. Rucker, Trustee of The Donald W. Rucker Revocable Trust dated September 20, 2013, as same may have amended ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Kenneth H. Smart and Staci L. Smart, 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 Avenue N., #406, 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 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors 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 26th day of November, 2019.

Donald W. Rucker, Trustee of The Donald W. Rucker Revocable Trust, dated September 20, 2013

STATE OF DC

COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Donald W. Rucker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of The Donald W Rucker Revocable Trust, dated September 20, 2013, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26 day of November, 2019.

Notary Public

My Commission Expires: 7/14/2022

<<SEAL>>

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 406, together with Parking Space Numbers 99 and 100 and Storage Space Numbers P1-4 and P1-5, 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.

Being the same property conveyed to Donald W. Rucker, Trustee of the Donald W. Rucker Revocable Trust, dated September 20, 2013 by deed dated September 14, 2015 from Bobby W. Hurt and Pamela Hurt, husband and wife, of record in Instrument No. 20150916-0094089, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 104 02 4 C 028 00CO.
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.

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY