WARRANTY DEED

Karen Johnson Davidson County
Batch# 323128 DEEDWARR
12/02/2019 01:48:29 PM 2 pgs
Fees: $13.00 Taxes: $3,792.50

20191202-0123742

R-P-19-0111

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,025,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/6/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2020

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
George B. Huber and Catherine K. Huber	New Owners	
(NAME)	(NAME)	**104-09-0N-008.00-CO**
127 West Berry Street, Suite 300		
(ADDRESS)	(ADDRESS)	
Fort Wayne, IN 46802		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELIZABETH MULLINS, UNMARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GEORGE B. HUBER AND CATHERINE K. HUBER,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 111 of West End Close, 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 Close of record in Instrument No. 20030701-0090321, as amended in Instrument No. 20030724-0103538 and Instrument No. 20031202-0173105, corrected and amended in Instrument No. 20041005-0120026, re-recorded in Instrument No. 20041203 -0144407 and further amended in Instrument No. 20050318-0029873, 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 Exhibit "A" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth said Master Deed.

Being the same property conveyed to Elizabeth Mullins, unmarried by Warranty Deed from Bruce L. Bennett, a married man, Austin L. Bennett and wife, Hanna Bennett, of record in Instrument No. 20180329-0029522, Register's Office for Davidson County, Tennessee, dated March 28, 2018 and recorded on March 29, 2018.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 161, Page 151, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of West End Close, of record in Instrument No. 20030701-0090321, amended in Instrument No. 20030724-0103538 and Instrument No. 20031202-0173105, corrected and amended in Instrument No. 20041005-0120026, re-recorded in Instrument No. 20041203 -0144407 and further amended in Instrument No. 20050318-0029873, Register's Office for Davidson County, Tennessee.
- Charter of West End Close Condominiums Homeowner's Association Inc. of record in Instrument No. 20030305-0029208, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20030311-0031977, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **111 West End Close, Nashville, Tennessee 37205**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 26th DAY OF NOVEMBER, 2019.

Elizabeth Mullins

STATE OF Georgia

COUNTY OF Baldwin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH MULLINS, the within named bargainor, 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 official seal, this the 26th of November, 2019.

Notary Public
My Commission Expires: 3/23/23
(SEAL)

SHELIA DENISE TRAWICK NOTARY PUBLIC BALDWIN COUNTY GEORGIA

Shelia Denise Trawick
Notary Public, Baldwin County, Georgia
My Commission Expires 3/31/2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212