File 32693-8 Box 14

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 35187-11-2019	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $420,000.00. Affiant Subscribed and sworn to before me this 20th day of December, 2019. Notary Public My Commission Expires: 5/9/23

COLLEEN WALTERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Paige Willingham 3733 West End Avenue #104 Nashville, TN 37205	Send Tax Bills To: CapStar Bank 2002 Richard Jones Rd Suite 300A Nashville, TN 37215	Tax Information: Map and Parcel No.: 104 09 0 L 104 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, Kathy C. Hughes, Trustee of the Kathy C. Hughes Living Trust, established by the Revocable Trust Agreement of Kathy C. Hughes, dated October 31, 2006, as amended from time to time ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Paige Willingham, an unmarried woman ("Grantee"), her 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 3733 West End Avenue #104, Nashville, TN 37205.

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

And Grantor covenants that she 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 herself, her successors and assigns to warrant and forever defend the title to said real estate to Grantee, her 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.

Karen Johnson Davidson County
Batch# 334002 DEEDWARR
12/23/2019 01:39:39 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00

20191223-0132470

IN WITNESS WHEREOF, Grantor has executed this instrument on the 19th day of December, 2019.

Kathy C. Hughes, Trustee

Kathy C. Hughes, Trustee of the Kathy C. Hughes Living Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kathy C. Hughes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of the Kathy C. Hughes Living Trust, established by the Revocable Trust Agreement of Kathy C. Hughes, dated October 31, 2006, as amended from time to time, and as such Trustee executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of December, 2019.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 104, together with the appurtenant interest in the common elements of The Westende Condominiums, a horizontal property regime established by Master Deed, of record in Book 7288, page 65, amended in Book 8713, page 111, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Kathy C. Hughes, unmarried by deed dated September 10, 1990 from TNNC, Inc. of record in Book 8217, page 401, Register's Office for Davidson County, Tennessee. By deed dated June 18, 2008 of record in Instrument No. 20080625-0065181, Register's Office for Davidson County, Tennessee, Kathy C. Hughes conveyed subject property to Kathy C. Hughes, Trustee of The Kathy C. Hughes Living Trust, established by the Revocable Trust Agreement of Kathy C. Hughes, dated October 31, 2006, as amended from time to time.

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 09 0 L 104 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 Westende Condominiums, of record in Book 7288, page 65, amended in Book 8713, page 111, 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 attached as Exhibit C to the Master Deed of record in Book 7288, page 65, Register's Office for Davidson County, Tennessee.