Karen Johnson Davidson County
Batch# 365442 DEEDWARR
03/02/2020 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.13
20200302-0022703

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 200224787**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Sumner) The actual consideration or value, whichever is greater, for this transfer ~~is~~ $394,900.00. Affiant Subscribed and sworn to before me, this ~~27th~~ 28th day of February, 2020. Notary Public My Commission Expires: OCT 2 0 2020 KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

WARRANTY DEED

Address New Owner: Amy Popper 313 Sylvan Park Lane Nashville TN 37209	Send Tax Bills To: USAA Federal Savings Bank 10750 McDermott Freeway SanAntonio, TX 78288	Tax Information: Tax Parcel ID No. 104-01-0F-028.00-CO

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, **Kevin M. Boyle, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amy Popper, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 28, West End Station Condominiums, as established under Master Deed of record in Instrument No. 20070712-0083315, as amended in Instrument No. 20071220-0146057, Instrument No. 20080919-00095641, Instrument No. 20081029-0108160 and Instrument No. 20090825-0080074, register's office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said Unit.

Being the same property conveyed to Kevin M. Boyle, unmarried by Warranty deed from Dan E. Minor, unmarried of record in Instrument No. 20120731-0067357 Register's Office for Davidson County, Tennessee, dated July 26, 2012 and recorded on July 31, 2012.

Lisa Lachelle Boyle joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Kevin M. Boyle.

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.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 421, Page 109, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of West End Station Condominiums of record in Instrument Number 20070712-0083315, with Plat of West End Station Condominiums and By-Laws appended thereto as Exhibits "B" and "C", respectively, and amended in Instrument No. 20071220-014057, Instrument No. 20080919-0095641, Instrument No. 20081029-0108160, and Instrument No. 20090825-0080074, Register's Office for Davidson County, Tennessee.
Charter of West End Station Condominium Association, Inc. of record in Instrument Number 20080805-0080550, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers, Storm Water, Pumps and Appurtenances of record in Instrument Number 20080421-0040206, and Instrument No. 20080505-0046041, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Instrument Number 20070425-0049064, and Instrument No. 20080505-0045999, in the Register's Office for Davidson County, Tennessee.
Easement of record in Book 1851, Page 222 and Book 5594, Page 379, in the Register's Office for Davidson County, Tennessee.
Application to Combine Parcels of record in Instrument Number 20070606-0067812, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Storm Drainage and Access Easement of record in Instrument Number 20070425-0049073, in the Register's Office for Davidson County, Tennessee.
Easement Agreement of record in Instrument Number 20131007-0005196, in the Register's Office for Davidson County, Tennessee.
Easement to Comcast of record in Instrument Number 20081017-0104357, in the Register's Office for Davidson County, Tennessee.
Grant of Easement of record in Instrument Number 20190628-0062928, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 313 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, Grantors have executed this instrument on this 27th day of February, 2020.

Kevin M. Boyle

Lisa Lachelle Boyle

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kevin M. Boyle and Lisa Lachelle Boyle, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of February, 2020.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022

True Copy Certification

I, KRISTEN TRAINI, 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

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11/22/23
Notary's Seal (if on paper)

LELAND L. COLEMAN, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMM. EXP.
SUMNER COUNTY