RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

WARRANTY DEED

Karen Johnson
Batch# 377687
03/26/2020 09:14:11 AM
Fees: $13.00 Taxes: $1,013.80

Davidson County
DEEDWARR
2 pgs

20200326-0032764

DAVIDSON COUNTY, TENNESSEE — JAMES A. WAECHTER — STATE OF TENNESSEE NOTARY PUBLIC

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$$274,000.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|25th DAY OF March,2020.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 1-8-24
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 104
Jody Fagan 125 West End Place Nashville, Tennessee 37205	OWNER	GROUP 09 0G PARCEL 028.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Andy Regg, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Jody Fagan, unmarried woman

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 28 of the West End Place Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et. seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Park Circle Condominiums, of record in Book 6809, Page 569, and as amended in Book 9992, Page 744, changing the name to West End Place Condominiums, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6809, Page 624, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan as shown on Exhibit "B" to the Master Deed, of record in Book 6809, Pages 569 through, and including, 640, said Register's Office, for a more complete identification and description of such unit.

Being same property conveyed to Andy Regg by Successor Trustee's Deed from Scott D. Weiss, Esq., Successor Trustee for J. Greer Cummings, Jr., dated July 11, 2019 and filed of record in Instrument No. 20190715-0068751, in the Register's Office for Davidson County, Tennessee.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 26-2-301, A,B AND D, or other similar statute therein.

Said property is transferred subject to the following matters:

1. 2020 taxes and subsequent years.
2. Matters shown on record for the West End Place Condominiums, a horizontal property regime, of record in Book 6809, Page 569, and as amended in Book 9992, Page 744, said Register's Office.
3. Charter of Homeowners Association of record Book 6820, Page 916, of said Register's Office.
4. Rules and Regulations contained in instrument of record Book 8834, Page 727, said Register's Office.
5. Easements of record in Book 4879, Page 727, and of record Book 5967, Page 451, of said Regster's Office.
6. Adjoining land owners and the public use of alley of record Book 465, page 570, said Register's Office.
7. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as **125 West End Place, Nashville, Tennessee 37205.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand and official seal at office this 25th day of March, 2020.

Andy Regg

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Andy Regg, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of March, 2020.

NOTARY PUBLIC

My Commission Expires: January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:

Bankers Title and Escrow
3310 West End Ave, Ste 540
Nashville, TN 37203

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027