Karen Johnson Davidson County
Batch# 423175 DEEDWARR
06/22/2020 02:47:26 PM 2 pgs
Fees: $13.00 Taxes: $2,164.13

20200622-0066931

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $584,900.00.

Affiant

Subscribed and sworn to before me, this 19th day of June, 2020.

Notary Public

My commission expires: 9-6-22

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Farid Thanawalla	**New Owner**	**104-02-4C-032.00CO**
110 31st Avenue North, #502		
Nashville, TN 37203		

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,

West End 502, a Tennessee general partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Farid Thanawalla, a single person

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:

Land in Davidson County, Tennessee, being Unit 502, together with the appurtenant interest in the common elements of The West End, a condominium, a horizontal property regime established by Master Deed of record as 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, Register's Office for Davidson County, Tennessee, as further amended by Second Amendment to Master Deed Establishing The West End as Instrument No. 20090512-0043586, Register's Office for Davidson County, Tennessee, and as further amended by Amendment to Second Amendment to Master Deed Establishing The West End as Instrument No. 20090921-0087974, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

Together with Parking Space Number 106, which are assigned as Limited Common Elements appurtenant to the above-described Unit, asset forth and defined in the Master Deed.

Being part of the same property conveyed to West End Partners, LLC, by deed, of record in Instrument No. 20050927-0116039, Register's Office for Davidson County, Tennessee. Said property being further conveyed, by Quitclaim Deed, to Flex Yield Investments, LLC, a Delaware limited liability company, dated December 9, 2009, of record in Instrument No. 20120404-0028863, Register's Office for Davidson County, Tennessee. Said property was conveyed to Warranty Title Company, a Tennessee Corporation, Trustee for FirstBank, dated April 15, 2013, of record in Instrument No. 20130416-0037779 and assigned to 502, LLC on October 12, 2018, of record in Instrument No. 20181016-0102282. 502, LLC subsequently appointed Michael B. Schwegler as Successor Trustee, of record in Instrument No. 20190308-0021637. Michael B. Schwegler, as Successor Trustee, offered said property for sale at public outcry to the highest bidder for cash, at which time the said property was struck off and sold and conveyed by Successor Trustee's Deed to West End 502, a Tennessee general partnership, dated May 1, 2019, of record in Instrument No. 20190502-0040834, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Master Deed 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.
Drainage Easement to Metropolitan Government of Nashville and Davidson Co. of record in Instrument No. 20051013-0123589, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20051013-0123588, in the Register's Office for Davidson County, Tennessee.
Easement to Comcast of Nashville I, LLC of record in Instrument No. 20140328-0025603, in the Register's Office for Davidson County, Tennessee.
Charter for Homeowner's Association of record in Instrument No. 20101105-0089042, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 110 31st Avenue North, #502, Nashville, TN 37203.

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 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/our hand(s) this 19th day of June, 2020.

West End 502, a Tennessee general partnership

By: _____
James Roberts, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public for the State and County aforesaid, James Roberts, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Agent of West End 502, a Tennessee general partnership, and is authorized by said general partnership to execute this instrument on its behalf.

Witness my hand, at office, this 19th day of June, 2020.

_____
Notary Signature
My commission expires:

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: JULY 26, 2021

File #: 20-324
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027