Karen Johnson Davidson County
Batch# 457558 DEEDWARR
08/14/2020 03:12:30 PM 4 pgs
Fees: $23.00 Taxes: $2,164.50
20200814-0091549

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200829195

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $585,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of August, 2020.

Notary Public
My Commission Expires: 3/17/2024

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lindley Smith, Jr. and Susan Paden Smith 110 31st Avenue Nashville TN 37203	New Owner	Tax Parcel ID No. 104 02 4C 017.00

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, **Bob Michael Shivers, Sr. and Suzanne Brierton Shivers, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lindley Smith, Jr. and Susan Paden Smith, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract I:
Land in Davidson County, Tennessee, Being Unit 303, 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 85, which is assigned as a Limited Common Element appurtenant to the above-described Unit, as set forth and defined in the Master Deed.

Tract II:
Certain property situate, lying and being in Davidson County, Tennessee, to be assigned as a Limited Common Element appurtenant to Unit 303 of the West End, a condominium, described as follows:

Storage Space Number P1-6, which is assigned as a Limited Common Element appurtenant to Unit 303 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, and as further amended by Second Amendment to Master Deed Establishing The West End as Instrument No. 20090512-0043586, Register's Office for Davidson

Amendment to Master Deed Establishing The West End as Instrument No. 20090921-0087974, Register's Office for Davidson County, Tennessee, and all exhibits thereto, as now or hereafter amended, and all instruments referred to therein as set forth in the Master Deed.

Tract III:
Certain property situate, lying and being in Davidson County, Tennessee, to be assigned as a Limited Common Element appurtenant to Unit 303 of the West End, a condominium, described as follows:

Parking Space Number P1-86, which is assigned as a Limited Common Element appurtenant to Unit 303 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, and 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, and all exhibits thereto, as now or hereafter amended, and all instruments referred to therein as set forth in the Master Deed.

Being the same property conveyed to Bob Michael Shivers, Sr. and Suzanne Brierton Shivers, Husband and Wife, by Warranty Deed from Alfred Nicholas Katzenstein II, Trustee of The Alfred Nicholas Katzenstein II Revocable Trust, dated January 17, 2017, of record in Instrument No. 20170605-0055752, in the Register's Office of Davidson County, Tennessee, dated May 25, 2017 and recorded on June 05, 2017.

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.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

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Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BOYD'S COCKRILL SPRING TRACT, as recorded in Plat Book 57, Page(s) 46.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE WEST END Condominium of record in Instrument No. 20080401-0032619, as amended by instrument(s) of record in Instrument Nos. 20080408-0035628, 20090512-0043586 and 20090921-0087974.

Easement for Storm Drainage, recorded in Instrument No. 20051013-0123589.
Easement recorded in Instrument No. 20140328-0025603.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20051013-0123588.

An Application to Combine Parcels is recorded in Instrument No. 20051123-0141766

This is improved property located at 110 31st Avenue Nashville TN 37203

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, Grantor has executed this instrument on this 13th day of August, 2020.

Bob Michael Shivers
by: Shira Kingrey as Attorney-in-Fact

Bob Michael Shivers, Sr.
By: Shira Kingrey as Attorney-in-Fact

Suzanne Brierton Shivers
by: Shira Kingrey as Attorney-in-Fact

Suzanne Brierton Shivers
By: Shira Kingrey as Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shira Kingrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Bob Michael Shivers, Sr. and Suzanne Brierton Shiver and that she is authorized by Bob Michael Shivers, Sr. and Suzanne Brierton Shiver to execute this instrument on their behalf.

WITNESS my hand, at office, this 13th day of August, 2020.

Notary Public

My Commission Expires: _____

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

True Copy Certification

I, Russell J. McCann, 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 Williamson

Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann 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: _____

Notary' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021