# WARRANTY DEED

Karen Johnson Davidson County
Batch# 472050 DEEDWARR
09/09/2020 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $592.00
20200909-0102524

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS **$160,000.00.**

*Affiant*

Subscribed and sworn to me on 09/04/20.

NOTARY PUBLIC
My Commission Expires: 1/29/23

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Neal Bradberry Thomason<br>108 West End Place<br>Nashville, TN 37205 | NEW OWNER | 104 09 0G 008.00 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Trilby Elliston Williams**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Neal Bradberry Thomason**, an unmarried man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 8, located on the Middle floor of Building No. A, Park Circle Condominiums, Amended to be West End Place Condominiums, as shown in Exhibit B to the Master Deed, and amended Master Deed establishing a Horizontal Property Regime of Park Circle Condominiums, Amended to be West End Place Condominiums, as of record in Book 6809, Page 569, and amended in Book 8834, Page 727, Book 9992, Page 744, Instrument No. 20140423-0034301, Register's Office of Davidson County along with an undivided interest in the common elements thereto of 1.96078% and subject to all terms and conditions of said Master Deed and By Laws establishing a Horizontal Property Regime for Park Circle condominiums, amended to be west End Place condominiums, as of record in Book 6809, Page 569 and following, as Amended in Book 9992, Page 744, RODC.
>
> Being the same property conveyed to Trilby Elliston Williams, by Warranty Deed from Robert O. Begtrup and wife, Barbara G. Begtrup, of record in Book 10661, Page 74, in the Register's Office of Davidson County, Tennessee, dated October 28, 1997 and recorded on October 28, 1997.

**This is improved property known as 108 West End Place, Nashville, Tennessee 37205.**

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 this 4th day of September, 2020.

Trilby Elliston Williams

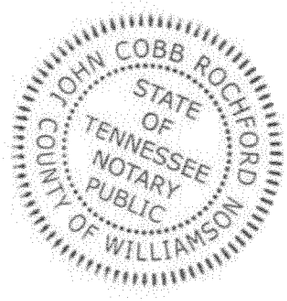
**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

On 09/04/20, before me personally appeared Trilby Elliston Williams, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 09/04/2020.

NOTARY PUBLIC

My Commission Expires: 1/29/23



Certificate of Authenticity

I, John Cobb Rochford, 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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

