THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Avenue - Suite 540
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 555901 **DEEDWARR**
01/19/2021 10:15:01 AM 2 pgs
Fees: $13.00 Taxes: $2,497.50

20210119-0007622

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **675,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-8-24

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary-Margaret Chren Landefeld, Trustee & C. Seth Landefeld, Trustee	owners	MAP 104-02-4C-
110 31st Avenue North - # 104		PARCEL 003.00-CO
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Nashville Land Equities, LLC**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **C Seth Landefeld and Mary-Margaret Chren Landefeld, as Trustees of The Landefeld Family Trust under agreement dated September 25, 2015, as amended,**

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 104, 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 a percentage interest in the common elements and voting percentage as set forth in Exhibit "D" to said Master Deed.

Together with Parking Space Numbers P2-10 and P2-11 which are assigned as Limited Common Elements appurtenant to the above-described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to Nashville Land Equities, LLC, a Tennessee Limited Liability Company by Special Warranty deed from West End Partners LLC, a Tennessee limited liability company of record in Instrument No. 20120531-0047200 Register's Office for Davidson County, Tennessee, dated May 30, 2012 and recorded on May 31, 2012.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2021 and subsequent years; (2) all matters shown on the Plan of record in Plat Book 57, Page 46; (3) the Master Deed for The West End, a Condominium, of record as Instrument No. 20080401-0032619, as amended by First Amendment to Master Deed Establishing The West End of record as Instrument No. 20080408-0035628, as further amended by Second Amendment to Master Deed Establishing The West End as Instrument No. 20090512-0043586, and as further amended by Amendment to Second Amendment to Master Deed Establishing The West End as Instrument No. 20090921-0087974; (4) the Condominium Plat of The West End attached as Exhibit "B" to the aforementioned Master Deed in Instrument 200804010032619, amended in Instrument 200804080035628 and Instrument 200905120043586; (5) Charter of record in Instrument Number 201011050089042; (6) All of the terms and provisions of the Bylaws of the West End Condominium Association of record in Instrument Number 20080401-0032619; (7) Agreement for Dedication of Easements for Storm Drainage of record in Instrument Number 20051013-0123589; (8) Stormwater Detention Agreement of record in Instrument Number 20051013-0123588; (9) all applicable governmental and zoning regulations.

This is IMPROVED property known as **110 31st Avenue North - # 104, 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, 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 this the 12th day of January, 2021.

Nashville Land Equities, LLC

BY: Susan P. Hudson, Managing Member
Susan P. Hudson, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Susan P. Hudson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Managing Member of the maker, **Nashville Land Equities, LLC**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 12 th day of January, 2021.

My Commission expires 1-8-24

Notary Public

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