This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-10174-AP

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $417,099.00.

Affiant

Subscribed and sworn to before me, this the 28th day of January, 2021.

Notary Public
My Commission Expires:

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 564840 DEEDWARR
02/01/2021 09:41:27 AM 2 pgs
Fees: $13.00 Taxes: $1,543.27
20210201-0013916

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Steven J. Greil 110 31st Ave N #809 Nashville, TN 37203	New Owner	104-02-4C-093.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Lisa McIntyre and Michael Eugene Brannan, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Steven J. Greil, an unmarried man**, hereinafter called the Grantee(s), his/her/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 unit situated within Davidson County, Tennessee, and being Unit 809, together with the appurtenant interest in the common elements of The West End, a condominium community created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The West End (a condominium community), of record in Instrument No. 20080401-0032619; as amended in Instrument No. 20080408-0035628; Instrument No. 20090512-0043586; and in Instrument No. 20090921-0087974, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed, as amended. Reference is hereby made to the site-plan of The West End attached as exhibit to said Master Deed, as amended, for a more complete identification and placement of such Unit.

Together with Parking Space Number 20 which is assigned as a Limited Common Element appurtenant to the above-described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to Lisa McIntyre and Michael Eugene Brannan, wife and husband by Quitclaim Deed from Lisa McIntyre, dated March 30, 2016, recorded April 1, 2016, of record in Instrument No. 20160401-0031069, Register's Office for Davidson County, Tennessee.

This Instrument executed on behalf of Lisa McIntyre and Michael Eugene Brannan ("Principal") by Jim Myers pursuant to the Power of Attorney of record in Instrument Number 20210201-0013915, Register's Office for Davidson County, Tennessee.

This is improved property located at: **110 31st Avenue North, 809, Nashville, TN 37203**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 28th day of January, 2021.

GRANTOR:

Lisa McIntyre by Jim Myers as Attorney-in-fact
Lisa McIntyre by Jim Myers as Attorney-in-Fact

Michael Eugene Brannan by Jim Myers as Attorney-in-fact
Michael Eugene Brannan by Jim Myers 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, Jim Myers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Lisa McIntyre and Michael Eugene Brannan and that he is authorized by Lisa McIntyre and Michael Eugene Brannan to execute this instrument on their behalf.

WITNESS my hand and seal at office this 28th day of January, 2021.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22