Karen Johnson Davidson County
Batch# 577747 **DEEDWARR**
02/24/2021 01:49:46 PM 2 pgs
Fees: $13.00 Taxes: $1,517.00

20210224-0023132

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $410,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of February, 2021.

Stacey Denson Palmer
Notary Public

My commission expires: 1/3/23

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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:
Alyssa A. Stines	Pinnacle Bank	**104-02-0T-505.00CO**
3014 Hedrick Street, 505	15025 Ballantroft Pkwy, 2nd Floor	
Nashville, TN 37203	Charlotte NC 28277	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Lepley Properties, LLC, a Nevada Limited Liability Company

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Alyssa A. Stines, a single woman,

HEREINAFTER CALLED THE GRANTEE, HER 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 No. Penthouse 5, together with the appurtenant interest in the common elements of West End Lofts Condominiums, a horizontal property regime established by Master Deed, appearing as Instrument No. 20000714-0069948, as amended by First Amendment to Master Deed and By-Laws of West End Lofts Condominiums, recorded as Instrument No. 20010524-0054282, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed.

Pursuant to the terms of Paragraph 8 of the Master Deed, Grantor hereby allocates to Grantee parking space number 25 as depicted on page 13 or Exhibit D to the Master Deed, of record in Instrument No. 20000714-0069948, and amended in Instrument No. 20010524-0054282, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lawrence W. Lepley, Jr. and wife, Brenda H. Lepley, by Warranty Deed, from Lynn S. Ellsworth, dated July 13, 2001, of record in Instrument No. 20010719-0076680, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Lawrence Warner Lepley, Jr., by Quitclaim Deed, from Brenda Sharon Hicks Lepley, pursuant to divorce, Civil Action No. 01D-658, Circuit Court for Davidson County, Tennessee, dated April 4, 2002, of record in Instrument No. 20020417-0047489, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Lepley Properties, LLC, a Nevada limited liability company, by Quitclaim Deed, from Lawrence Warner Lepley, Jr., dated September 21, 2011, of record in Instrument No. 20111107-0086752, 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 are assumed by the Grantee. Taxes for subsequent years are assumed by the Grantee.
1. Master Deed of record in Instrument No. 20000714-0069948, amended in Instrument No. 20010524-0054282, Instrument No. 20030701-0091161, Instrument No. 20050106-0002529 and Instrument No. 20151201-0121050, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 08VR0521 3014

2. Memorandum of Parking Space Leases of record in Instrument No. 20081215-0120225, in the Register's Office for Davidson County, Tennessee.

3. Landscape Easement of record in Instrument No. 20000802-0076554 and Instrument No. 20200107-0002202, in the Register's Office for Davidson County, Tennessee.

4. Charter for Homeowners Association of record in Instrument No. 20041014-0124080 and Instrument No. 20041215-0149415, in the Register's Office for Davidson County, Tennessee.

5. All matters of record in Plat Book 11190, Page 63, Register's Office for Davidson County, Tennessee.

6. 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 with an address of 3014 Hedrick Street, 505, 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 17th day of February, 2021.

Lepley Properties, LLC, a Nevada Limited Liability Company

By: A. Scott Hubbard Agent
A. Scott Hubbard, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Emily Betts of the state and county mentioned, personally appeared A. Scott Hubbard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is an Authorized Agent of Lepley Properties, LLC, the within named bargainor, a Limited Liability Company, and that such he as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Company as such Authorized Agent.

Witness my hand and seal, at office in ____, this 17th day of February, 2021.

Emily Betts
Notary Signature

Printed Name: Emily Betts

My commission expires: _____

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

File #: 21-56
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027