THIS INSTRUMENT PREPARED BY:

LAW OFFICE OF DAVID A. CHILDRESS
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
615.386.9235

Karen Johnson Davidson County
Batch# 584826 DEEDWARR
03/04/2021 01:37:37 PM 4 pgs
Fees: $23.00 Taxes: $185.00

20210304-0028488

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

AFFIANT

Subscribed and sworn to before me this 2nd day of March, 2021.

Notary Public

My Commission Expires: 5/9/2023

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s) As Follows:	Send Tax Bills To:	Parcel ID Number
West End Terrace, G.P. 4420 Herbert Place Nashville, TN 37215	New Owner	103-02-0C-032.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

WILLIAM W. DILLON, JR., unmarried

(herein referred to as "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto

WEST END TERRACE G.P., a Tennessee General Partnership, comprised of DAVID E. RAWLINGS; JAMES A. CROSSMAN; and CHRISTOPHER P. KELLY, as TRUSTEE of the WEST END TERRACE TRUST

(herein referred to as "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 276 White Bridge Pike, Unit 32, Nashville, Tennessee 37209.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit "B" attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; has a good right to convey the Property; and the same is unencumbered except as set forth on the attached Exhibit "B". Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said land to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever (other than claims arising from the matters set forth on Exhibit "B").

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.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed this 2 day of March 2021.

WILLIAM W. DILLON, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, WILLIAM W. DILLON, JR., the within named bargainor, 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 purpose therein contained.

Witness my hand, at office, this the 2nd day of March 2021.

Notary Public

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/9/2023

EXHIBIT "A"
(to Warranty Deed)

Legal Description

Land in Davidson County, Tennessee, being Unit No. 32, together with the appurtenant interest in the common elements of West End Terrace Condominium, a horizontal property regime established by Master Deed, of record in Book 6657, Page 549, amended in Book 7541, Page 955, 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.

Being the same property conveyed by Warranty Deed from FRANK L. MORRIS, JR. and SYLVIA D. MORRIS, husband and wife, to WILLIAM W. DILLON, JR., dated August 18, 2005, of record in Instrument No. 20050822-0099479, said Register's Office.

EXHIBIT "B"
(to Warranty Deed)

Exceptions

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 right of ways for public utilities that appear in the appropriate public record.

1. Davidson County taxes and assessments for the year 2021 and subsequent years.

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6657, Page 549, Register's Office for Davidson County, Tennessee. Amended in Book 7541, Page 955, said Register's Office.

3. Restrictive Covenants contained in instrument of record in Book 3642, Page 417, said Register's Office.

4. Sanitary Sewer Easement of record in Book 3859, Page 859, said Register's Office.

5. Easement(s) of record in Book 5894, Page 97, said Register's Office.

6. Easement(s) of record in Book 5894, Page 101, said Register's Office.

7. Easement(s) of record in Book 3840, Page 386, said Register's Office.

8. Easement(s) of record in Book 5974, Page 755, said Register's Office.