RECORDING INFORMATION

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $557,500.00.

Affiant

Sworn to and subscribed before me this 1st day of April, 2021.

Notary Public

My Commission Expires: 10/2/23

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

Karen Johnson Davidson County
Batch# 607017 DEEDWARR
04/05/2021 03:14:13 PM 3 pgs
Fees: $18.00 Taxes: $2,062.75

20210405-0044345

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Lynn Stout and Richard Stout 3737 W End Ave Unit 301 Nashville, TN 37205	New Owner(s)	104-09-0J-301.00-CO

This Indenture is made on the 1st day of April, 2021, by and between **VANDERBILT UNIVERSITY MEDICAL CENTER, TRUSTEE OF THE BLOT CHARITABLE REMAINDER UNITRUST.** ("Grantor"), and **LYNN STOUT, AN UNMARRIED WOMAN AND RICHARD STOUT, A MARRIED MAN** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Unit No. 301 and together with allocated Parking Space Nos. 11 and 24 and Reserved Space No. 4, of the Westbury Condominiums, a Horizontal Property Regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated 66-27-101 through 66-27-123) and the provisions of the Master Deed for Westbury Condominiums, of record in Book 6819, page 210, and as amended in Book 6886, page 662, Register's Office for Davidson County, Tennessee, including without limitation, the By-Laws appended thereto of record in Book 6819, page 239, and as amended in Book 6958,

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-SB FC-21881801

page 220, and by instrument No. 200006060055942, said Register's Office, said Register's Office (collectively the "Master Deed"), to which Master Deed reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to Vanderbilt University Medical Center, Trustee of The Blot Charitable Remainder Unitrust u/a/d December 30, 2020 by Quitclaim deed from Frances D. Blot Trustee of The Frances D. Blot Trust of record in Instrument No. 20210105-0001751 Register's Office for Davidson County, Tennessee, dated December 31, 2020 and recorded on January 05, 2021.

This is improved property known as 3737 W End Ave Unit 301, Nashville, TN 37205.

This conveyance is being made subject to:

1. Taxes for the year 2021, and subsequent years, a lien not yet due and payable.

2. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Westbury Condominiums of record in Book 6819, Page 210, amended in Book 6886, Page 662, Book 6958, Page 220 and Instrument No. 20000606-0055942 and Instrument No. 20140717-0063499, Register's Office for Davidson County, Tennessee.

3. By-Laws of record in Book 6819, Page 239, in the Register's Office for Davidson County, Tennessee.

4. Charter of HOA of record in Book 6819, Page 862 and Book 7970, Page 553, in the Register's Office for Davidson County, Tennessee.

5. Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof

6. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

7. Rights of others in and to the common areas and/or elements.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 1st day of April, 2021.

GRANTOR:

Vanderbilt University Medical Center, Trustee of The Blot Charitable Remainder Unitrust.

BY: _____
John F. Manning, Jr.
Chief Operation Officer, Corporate Chief of Staff

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, John F. Manning, Jr., whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Chief Operating Officer and Corporate Chief of Staff for Vanderbilt University Medical Center, Trustee of The Blot Charitable Remainder Unitrust and is authorized and empowered by the corporation to execute this instrument on behalf of such trust and in such capacity.

Witness my hand, at office, this 31st day of March, 2021.

_____
Notary Public

My Commission Expires: September 2, 2024

AMANDA LOWE
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 2, 2024
COUNTY OF DAVIDSON