THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210434808

Karen Johnson Davidson County
Batch# 643050 DEEDWARR
05/24/2021 10:59:26 AM 2 pgs
Fees: $13.00 Taxes: $2,497.50

20210524-0069924

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 19th day of May, 2021.

Notary Public
My Commission Expires: _____

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David L. Souers and Katherine A. Souers 110 31st Avenue North #103 Nashville TN 37203	New Owner	Tax Parcel ID No. 104 02 4C 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Beth Mason, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David L. Souers and Katherine A. Souers, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Unit 103, together with the appurtenant interest in thecommon 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 a 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 Parking Space Numbers P2-63 and P2-64 which are assigned as Limited Common Elements appurtenant to the above-described Unit, as set forth and defined in the above-referenced Master Deed.

Being the same property conveyed to Beth Manson, by Warranty Deed from Donald J. Conard and wife, Frances L. Conard, of record in Instrument No. 20140520-0043346, in the Register's Office of Davidson County, Tennessee, dated May 20, 2014 and recorded on May 20, 2014.

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

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Boyd's Cockrill Spring Tract, as recorded in Plat Book 57, Page(s) 46.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The West End of record in Instrument No. 20080401-0032619, as

amended by instrument(s) of record in Instrument Nos. 20080408-0035628, 20090512-0043586, and 20090921-0087974; also subject to easements, rights and interests 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 building thereon.

Easement for Storm Drainage , recorded in Instrument No. 20051013-0123589.

Easement for Grant of Easement, recorded in Instrument No. 20140328-0025603.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20051013-0123588.

Application to combine parcels recorded at Instrument No. 20051123-0141766.

This is improved property located at 110 31st Avenue North #103 Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 19th day of May, 2021.

Beth Mason

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Beth Mason, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of May, 2021.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires March 13, 2022