THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue
Suite 205
Nashville, Tennessee 37215

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 36171-03-2021

STATE OF TENNESSEE, COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $450,000.00.

Affiant

Subscribed and sworn to before me this 1st day of June, 2021.

Notary Public

My Commission Expires: 07/09/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 650196 DEEDWARR
06/07/2021 08:02:58 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20210607-0075567

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Kyle Enriquez, Michael Enriquez 3000 Vanderbilt Place, #410 Nashville, TN 37212	new owners	Map and Parcel No.: 104024B41000CO

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, **Richard Courtney, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kyle Enriquez a single man, and Michael Enriquez and Heather Enriquez, Husband and Wife, and Rose Anne Enriquez, a single woman** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3000 Vanderbilt Place, #410, Nashville, TN 37212

THIS IS NOT NOW, NOR HAS IT EVER BEEN, THE PRINCIPAL RESIDENCE OF THE GRANTOR HEREIN.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MJ-SB-CM021-3000410

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of June, 2021.

Richard Courtney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Richard Courtney**, 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.

Witness my hand, at office, this 1st day of June, 2021.

Notary Public

My Commission Expires:

10-2-2023

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 410, together with the appurtenant interest in the common elements of Bristol West End, a Condominium Development, a horizontal property regime established by Master Deed, of record in Instrument No. 20070503-0053313, amended in Instrument No. 20070629-0077729, Instrument No. 20081016-0104201, Instrument No. 20101130-0095113, Instrument No. 20151228-0130187, Instrument No. 20170316-0025728, Instrument No. 20170816-0083852, Instrument No. 20171208-0125448, Instrument No. 20180213-0014078, Instrument No. 20181214-0121640, Instrument No. 20190318-0024128, Instrument No. 20190624-0060657 and Instrument No. 20210304-0028708, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed as amended.

Being the same property conveyed to Richard Courtney, married, by deed dated July 20, 2018 from Lloyd Lense and Susan Stopek-Lense, a married couple, of record in Instrument No. 20180724-0071926, Register's Office for Davidson County, Tennessee. Richard Courtney being one and the same as Richard G. Courtney.

This conveyance is made subject to:

1. State and County taxes for the year 2021, which have been prorated and assumed by the Grantees.
2. Restrictive covenants contained in an instrument of record in Book 161, page 77, Book 332, page 8, and Instrument No. 20050105-0001970, Register's Office for Davidson, County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Bristol West End, of record in Instrument No. 20070503-0053313, amended in Instrument No. 20070629-0077729, Instrument No. 20081016-0104201, Instrument No. 20101130-0095113, Instrument No. 20151228-0130187, Instrument No. 20170316-0025728, Instrument No. 20170816-0083852, Instrument No. 20171208-0125448, Instrument No. 20180213-0014078, Instrument No. 20181214-0121640, Instrument No. 20190318-0024128, Instrument No. 20190624-0060657 and Instrument No. 20210304-0028708, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Instrument No. 20040615-0070569, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Instrument No. 20060801-0093560, Register's Office for Davidson County, Tennessee.
7. Temporary easement for construction and access of record in Instrument No. 20060320-0031877, re-recorded in Instrument No. 20060405-0039176, Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Instrument No. 20050603-0062976, Register's Office for Davidson County, Tennessee.
9. Urban Zoning Overlay of record as Metro Ordinance No. B62000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.