THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 210736269

Karen Johnson Davidson County
Batch# 697260 **DEEDWARR**
08/13/2021 11:17:23 AM 2 pgs
Fees: $13.00 Taxes: $1,905.50

20210813-0109565

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $515,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of August, 2021.

Notary Public
My Commission Expires:

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Rebecca Jean Morey 328 Sylvan Park Lane Nashville TN 37209	New Owner	Tax Parcel ID No. 104-01-0F-020.00-CO

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, **David J. Good, and wife Sandra J. Good** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Rebecca Jean Morey, an unmarried woman** ("Grantee"), her 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 No.20 together with the appurtenant interest in the common elements of West End Station Condominiums, a Horizontal Property Regime established by a Master Deed of record under Instrument No. 20070712-0083315, amended in Instrument 2007122-00146057, and Instrument No. 20080919-0095641, Instrument No. 20081029-0108160,and Instrument No. 20090825-0080074 Register's Office for Davidson County, Tennessee,said Unit being depicted on the Site Plan attached as Exhibit "B" to amendment No. 4 to Master Deed of record in Instrument No. 20090825-0080074, said Register's Office.

Being the same property conveyed to David J. Good and wife Sandra J. Good by Warranty deed from Allison Rebecca Malone, unmarried of record in Instrument No. 20160725-0076305 Register's Office for Davidson County, Tennessee, dated July 20, 2016 and recorded on July 25, 2016.

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.

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

Subject to all matters shown on the Plan of record in Plat Book 421, Page 109, Register's Office for Davidson County, Tennessee.

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 West End Station Condominiums of record in Instrument Number 20070712-0083315, amended in Instrument 2007122-00146057, Instrument 20080919-0095641 and Instrument 20081029-0108160 and Instrument 20090825-0080074, Register's Office for Davidson County, Tennessee.

Easement of record in Instrument Number 20081017-0104357, in the Register's Office for Davidson County, Tennessee.
Easement Agreement of record in Instrument Number 20070425-0049073, in the Register's Office for Davidson County, Tennessee.
Storm Water Easement Agreement of record in Instrument Number 20070425-0049064 and Instrument No. 20080505-0045999, in the Register's Office for Davidson County, Tennessee.
Easement of record in Instrument Number 20080505-0046041 and Instrument No. 20080421-0040206, in the Register's Office for Davidson County, Tennessee.
Charter for HOA of record in Instrument Number 20080805-0080550, in the Register's Office for Davidson County, Tennessee.
Easement for Sanitary Sewer of record in Book 1851, Page 222, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 328 Sylvan Park Lane Nashville TN 37209

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, Grantors warrant this instrument is effective as of the 12th day of August, 2021.

David J. Good

Sandra J. Good

STATE OF Minnesota)
COUNTY OF Beltrami)

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

Witness my hand, at office, this 11th day of August, 2021.

Notary Public
My Commission Expires: Jan 31. 2025

PAULA GRUNDMEIER
NOTARY PUBLIC - MINNESOTA
My Comm. Exp. Jan. 31, 2025