Karen Johnson Davidson County
Batch# 723953 DEEDWARR
09/27/2021 09:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20210927-0129073

#36603

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/2/2023
(AFFIX SEAL)

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON BY COMMISSION EXPIRES OCTOBER 2, 2023

DM-FC-21-3116-307

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Andrew Martin	Capstar Bank	
(NAME)	(NAME)	
3116 West End Circle Apt #307	2002 Richard Jones Rd	**104 02 3O 023.00**
(ADDRESS)	STE A 300 (ADDRESS)	
Nashville, TN 37203	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES WILKINSON, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL ANDREW MARTIN, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 3-3, on the Plan of 3116 West End Circle, a Condominium, described by Declaration of Condominium for 3116 West End Circle, a Condominium, of record in Instrument No. 20170707-0068634, as amended in Instrument No. 20170720-0073707 and Instrument No. 20180413-0034954, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description, and by Exhibit "B" of said Declaration of Condominiums as herein stated, and by the By-laws shown therein as Exhibit "C" of said Declaration of Condominiums, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to James Wilkinson, a single man, by Special Warranty Deed from WEC Holdings, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190108-0001857, in the Register's Office of Davidson County, Tennessee, dated January 02, 2019 and recorded on January 08, 2019.

This conveyance is subject to:
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of West End Park, as recorded in Plat Book 421, Page(s) 82.

- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170707-0068634, as amended in Instrument No. 20170720-0073707 and Instrument No. 20180413-0034954.

- Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants For Stormwater Facilities and Systems recorded in Instrument No. 20150915-0093596.

- Taxes for the year 2021, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3116 West End Circle Apt #307, Nashville, Tennessee 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my/our hand(s) this the 15th DAY OF SEPTEMBER, 2021.

James Wilkinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES WILKINSON, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of September, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 9/15/2021.

George E. Mudter, Jr.
Dated 9/15/2021

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L Thomas
Notary Public
Dated 9/15/2021

My commission expires 10/2/2023

