THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211138364**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,300,000.00. Affiant Subscribed and sworn to before me, this 18th day of November, 2021. Notary Public My Commission Expires:

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

Karen Johnson Davidson County
Batch# 758053 DEEDWARR
11/19/2021 10:06:35 AM 2 pgs
Fees: $13.00 Taxes: $4,810.00

20211119-0154085

WARRANTY DEED

Address New Owner: John S. Copeland 821 E 10th Street Cookeville, TN 38501	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104 02 4C 071.00

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, **Donald Joe Conard, a single man,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John S. Copeland**, ("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 905, together with the appurtenant interest in the common elements of The West End, a Condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20080401-0032619; as amended in Instrument No. 20080408-0035628; Instrument No. 20090512-0043586 and 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, P2-64, P2-1 and P2-2 and Storage Space Number P2-14, which are assigned as Limited Common Elements appurtenant to the above described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to Donald Joe Conard, a single man, by Quit Claim Deed from Donald Joe Conard and wife, Frances L. Conard, of record in Instrument No. 20180731-0074515, in the Register's Office of Davidson County, Tennessee, dated July 25, 2018 and recorded on July 31, 2018. (less and except the portion conveyed in Quit Claim Deed at Instrument No. 20210324-0038640)

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 and assessments for the year 2022 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Lot 41, 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, Condominium of record in Instrument No. 20080401-0032619, as amended by instrument(s) of record in Instrument No. 20080408-0035628; Instrument No. 20090512-0043586 and Instrument No. 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 recorded in Instrument No. 20140328-0025603.

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

An Application to Combine Parcels is recorded in Instrument No. 20051123-0141766.

This is improved property located at 110 31st Avenue North Unit 905 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 18th day of November, 2021.

Donald Joe Conard

Donald Joe Conard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 18th day of November, 2021.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025