Karen Johnson Davidson County
Batch# 771332 DEEDWARR
12/09/2021 03:57:30 PM 4 pgs
Fees: $23.00 Taxes: $2,460.50
20211209-0163723

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. 36741-11-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $665,000.00. Affiant Subscribed and sworn to before me this 30th day of November, 2021. Notary Public My Commission Expires: 3/16/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Jeffrey S. Upperman, Bevanne A. Bean-Mayberry 110 31st Avenue North, #208 Nashville, TN 37203	**Send Tax Bills To:** Jeffrey S. Upperman, Bevanne A. Bean-Mayberry 110 31st Ave N #208 Nashville TN 37203	**Tax Information:** Map and Parcel No.: 104024C01400CO

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, **Craig K. Smith, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffrey S. Upperman and Bevanne Arnhein Bean-Mayberry**, husband and wife("Grantees"), their successors, 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 110 31st Avenue North, #208, Nashville, TN 37203.

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

And Grantor covenants that he 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 himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

This property is not now nor has it ever been the marital residence of Grantor.

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 the 29th day of November, 2021.

Craig K. Smith

STATE OF Massachusetts
COUNTY OF Middlesex

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Craig K. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of November, 2021.

Notary Public

My Commission Expires: 02/26/2027

CATHERINE R. LEAVITT
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES 02/26/2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 208, together with the appurtenant interest in the common elements of The West End, a horizontal property regime established by Master Deed of record in 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, as further amended by Second Amendment to Master Deed establishing The West End as Instrument No. 20090512-0043586, and as further amended by Amendment to Second Amendment to Master Deed establishing The West End as Instrument No. 20090921-0087974, said Register's Office, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Together with Parking Space Number 81 and Storage Space Number P1-12, 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 Craig K. Smith by deed dated October 28, 2013 from Joseph W. Plowman and Page L. Plowman, Trustees of the Plowman Family 2008 Revocable Trust (Schedule C) under Agreement dated July 15, 2008, of record in Instrument No. 20131031-0113040, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2022, a lien, but not yet due and payable.
2. 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 The West End, a condominium, of record in 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.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 57, page 46, Register's Office for Davidson County, Tennessee.
5. Agreement for Dedication of Easements for Storm Drainage of record in Instrument No. 20051013-0123589, Register's Office for Davidson County, Tennessee.
6. Storm water detention agreement of record in Instrument No. 20051013-0123588, Register's Office for Davidson County, Tennessee.

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 11/29/21.

George E. Mudter, Jr.
Dated 11/29/21

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 11/29/21

My commission expires 10/2/2023

