Karen Johnson Davidson County
Batch# 779566 DEEDWARR
12/23/2021 02:39:30 PM 5 pgs
Fees: $28.00 Taxes: $2,960.00
20211223-0170058

THIS INSTRUMENT PREPARED BY:
William G. Brown
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $800,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of December, 2021.

Notary Public

My Commission Expires: 8/19/2025

SHARON F MULLEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 19, 2025

Address New Owner As Follows:
Alexander Investment Company, L. P.
1453 W. Millers Cove Road
Walland, TN 37866-2649

Send Tax Bills To:
NEW OWNER

Map-Parcel Number:
104-09-0J-101.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, TODD MARTIN SQUIER, AN UNMARRIED MAN hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and

convey unto ALEXANDER INVESTMENT COMPANY, L. P., A TENNESSEE LIMITED PARTNERSHIP, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A condominium in Davidson County, Tennessee, being Unit No. 101 of The Westbury Condominiums, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123; herein referred to as the "Act") and the provisions of the Master Deed for The Westbury Condominiums of record in Book 6819, page 210, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto of record in Book 6819, page 239, Register's Office for Davidson County, with amendments thereto being of record in Book 6886, page 662; Book 6958, page 220, Instrument No. 20000606-0055942, and Instrument No. 20140717-0063499, Register's Office for Davidson County, Tennessee, (collectively the "Master Deed") to which Master Deed reference is here made for a more complete and accurate description of said unit.

Together with the undivided percentage interest in the common elements (as defined to the Master Deed) appertaining to said unit and all other rights, powers, privileges and interest appertaining to said unit pursuant to the Master Deed.

Together with Allocated Parking Space No. 12 and Reserved Space No. S-13, which are hereby allocated to the aforesaid unit as inseparable appurtenances thereto as provided in the Master Deed.

Being the same property conveyed to Todd Martin Squier, unmarried, by quitclaim deed from Mary McDowell Hoskins, unmarried, of record in Instrument No. 20210608-0076673, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2021 taxes and subsequent years. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 and By-Laws establishing a Horizontal Property Regime of Westbury Condominiums, of record in Book 6819, page 210 and Book 6819, page 239, Register's Office for said County, as amended in

Book 6886, page 662; Book 6958, page 220, Instrument No. 20000606-0055942 and Instrument No. 20140717-0063499, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record as Exhibit to Master Deed of record in Book 6819, page 210, Register's Office for Davidson County, Tennessee.

4. Charter of The Westbury Condominium Association of record in Book 6819, page 862, as amended in Book 7970, page 553, Register's Office for Davidson County, Tennessee.

5. Rights of others in and to the common elements.

6. Subject to any liens for assessments and/or special assessments.

This is improved property known as: 3737 West End Avenue, Unit 101, Nashville, TN, 37205

{Signature Page to Follow}

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, its successors and assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 20th day of December, 2021.

Todd Martin Squier

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Todd Martin Squier, the within named bargainor, 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 20th day of December, 2021.

Notary Public

My Commission Expires: 8/19/2025

SHARON F MULLER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 19, 2025

True Copy Certification

I, William G. Brown, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 20, 2021.

Affiant Signature

Date: December 20, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 20th day of December, 2021.

Notary's Signature

My Commission Expires: 8/19/2025

Notary's Seal

