Karen Johnson Davidson County
Batch# 818173 DEEDWARR
03/09/2022 12:07:30 PM 6 pgs
Fees: $33.00 Taxes: $2,960.00
20220309-0027036

Prepared by, and when recorded return to:
Nelson Mullins Riley & Scarborough LLP
150 4th Ave. North, Suite 1100
Nashville, TN 37219
Attn: Laurence M. Papel, Esq.

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

Affiant

Subscribed & sworn before me this 24th day of February 2022.

Notary Public
My Commission expires: July 3, 2023

TAMMY RHOADES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address of New Owners:	Send Tax Bills to:	Map/Parcel No.
W. Lucas Simons, Trustee Susan W. Simons, Trustee Lucas & Susan Simons Living Trust 3737 West End Avenue, Unit 102 Nashville, TN 37205	Same	104-09-0J-101.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars and other valuable consideration, **Alexander Investment Company, L.P.**, a Tennessee limited partnership ("***Grantor***"), conveys to **W. Lucas Simons, Trustee, and Susan W. Simons, Trustee**, of the Lucas & Susan Simons Living Trust, a Tennessee community property trust ("***Grantees***"), the following parcel of improved real property situated in Nashville, Davidson County, Tennessee:

See Exhibit A, attached hereto and made a part hereof.

Also known as: 3737 West End Avenue, Unit 101, Nashville, Tennessee 37205 (the "***Real Property***").

TO HAVE AND TO HOLD the Real Property above conveyed and described, with all improvements and appurtenances thereto, unto Grantees, and their successors and assigns forever. Grantor hereby binds itself and its successors and assigns to warrant and defend the good, perfect, absolute, and indefeasible title to the Property, in fee simple, and that Grantor has full right and authority to grant, bargain, sell, and convey the same, and that the same is free and clear of all other grants, bargains, sales, liens, taxes, assessments, conditions, encumbrances, exceptions, and restrictions, subject to the Permitted Exceptions. And Grantor does so warrant and defend such title against all and every person or persons claiming any right, title or interest in the Real Property, subject to the Permitted Exceptions.

[*Signature page attached below.*]

IN WITNESS WHEREOF, the undersigned Grantor has executed this General Warranty Deed as of the date first written above:

GRANTOR:

ALEXANDER INVESTMENT COMPANY, L.P., a Tennessee limited partnership

By: Alexander Property Management, LLC, a Tennessee limited liability company, its General Partner

By: Lamar Alexander
Name: Lamar Alexander
Title: Chief Manager

STATE OF Tennessee)
COUNTY OF Blount) ***ss:***

On this 18th day of February 2022:

Before me, the undersigned, a Notary Public of the state and county mentioned above, personally appeared Lamar Alexander, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the Chief Manager of Alexander Property Management, LLC, a Tennessee limited liability company, the General Partner of Alexander Investment Company, L.P., a Tennessee limited partnership, the within-named bargainor, and that he, as such Chief Manager of such General Partner, executed the foregoing instrument for the purposes therein contained by signing his/her name as such Chief Manager.

[SEAL]

Susan Marie Braden
Notary Public
My commission expires 06-26-23.

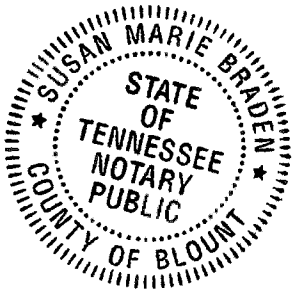


EXHIBIT A

THE REAL PROPERTY

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 66-27123; 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 Alexander Investment Company, L.P. a Tennessee limited partnership, by Warranty Deed, of record in Instrument No. 20211223-0170058, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2022 taxes and subsequent years, liens not yet due and payable.

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 6627-101 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.

Tennessee Certification of Electronic Document

I, Mary Kate Brandon, 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 correct copy of the original document executed and authenticated according to law on 02/28/2022.

Affiant Signature

Date: 02/28/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of February, 2022.

Notary's Signature

My Commission Expires: May 5, 2025

Notary's Seal

Date: 02/28/2022

DANIELLE DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY