Karen Johnson Davidson County
Batch# 862212 DEEDWARR
05/25/2022 09:59:53 AM 3 pgs
Fees: $18.00 Taxes: $3,792.50
20220525-0060510

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37050-04-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,025,000.00. (X) Betty Lichstein Affiant Subscribed and sworn to before me this 13 day of May, 2022. Notary Public My Commission Expires: STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Betty Lichstein Kenneth Lichstein 110 31st Avenue North Unit 201 Nashville, TN 37203	New Owner	Map and Parcel No.: 104 02 4C 007.00

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, Lisa Powers, a single woman ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Kenneth Lichstein and Betty Lichstein, husband and wife ("Grantees"), their 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, Unit 201, Nashville, Davidson County, Tennessee 37203.

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

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

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, made effective as of the 20th day of May, 2022.

GRANTOR:

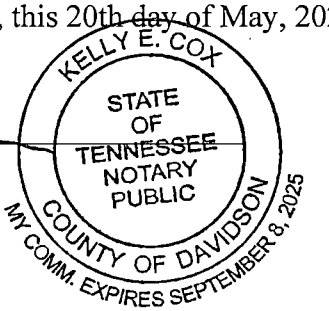
Lisa Powers

Lisa Powers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 20th day of May, 2022.



Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, Being Unit 201, 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, 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, Register's Office for Davidson County, Tennessee, as further amended by Second Amendment to Master Deed Establishing The West End as Instrument No. 20090512-0043586, Register's Office for Davidson County, Tennessee, and as further amended by Amendment to Second Amendment to Master Deed Establishing The West End as Instrument No. 20090921-0087974, Register's Office for Davidson County, Tennessee, and as further amended by Fourth Amendment to the Master Deed Establishing The West End as Instrument No. 20211123-0155484, Register's Office for Davidson County, Tennessee, said Unit depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

Together with Parking Space Numbers P2-26 and P2-27 and Storage Space Number P2-15 which are assigned as Limited Common Elements appurtenant to the above-described Unit, as set forth and defend in the Master Deed.

Being the same property conveyed to Lisa Powers, by Special Warranty Deed from West End Partners LLC, a Tennessee limited liability company, of record in Instrument No. 20130102-0000164, in the Register's Office of Davidson County, Tennessee, dated December 31, 2012 and recorded on January 02, 2013.

This conveyance is made subject to:

1. State, County, and City taxes for the year 2022 and subsequent years, a lien, not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. 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.
3. 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's. 20080408-0035628; 20090512-0043586; 20090921-0087974 and 20211123-0155484; 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.
4. Easement for Storm Drainage, recorded in Instrument No. 20051013-0123589.
5. Easement for Broadband Communication Services, recorded in Instrument No. 20140328-0025603.
6. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20051013-0123588.
7. An Application to combine Parcels recorded in Instrument No. 20051123-0141766.
8. Articles of Conversion recorded in Instrument No. 20050921-0113643.