File No. 290800477

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090059509 DEEDWARR
Recvd: 08/31/09 13:11 2 pgs
Fees: 13.00 Taxes: 599.40
20090831-0081516

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2009.

Notary Public

MY COMMISSION EXPIRES: ~~September 17, 2011~~ 3/20/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julia A. Billotte	Sun Trust Mortgage, Inc.	Map 114-08-0C Parcel 042.00 CO
(NAME)	(NAME)	
7277 Charlotte Pike, Unit 216	P.O. Box 79041	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Baltimore, MD 21279-0041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Susan K. West, married (formerly known as Susan K. Kamats),** hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto **Julia A. Billotte, unmarried,** hereinafter called the grantee, her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 39 as shown on the plan of West Park Phase 2, filed as Exhibit B to, and established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040304-0024541 and amended in Instrument No. 20041221-0151636 and Instrument No. 20050222-0018812, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Declaration, to which reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to Susan K. Kamats, unmarried by Warranty Deed July 22, 2005 from NVR Inc. A Virginia Corporation T/A Fox Ridge Homes, and filed of record in Instrument No. 20050725-0086186, Register's Office for Davidson County, Tennessee. Susan K. Kamats now known as Susan K. West.

This property is subject to: County of DAVIDSON taxes for the year 2009 and subsequent years; Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Instrument No. 20040304-0024541, Instrument No. 20041221-0151636, and Instrument No. 20050222-0018812, said Register's Office; Overhang Easement of record in Book 6301, Page 684, said Register's Office; Storm water Detention Agreement Easement of record in Instrument No. 20030530-0073233, said Register's Office; All matters as set forth per Instrument No. 20040624-0075136, and Instrument No. 20041112-0136248, all in the Register's Office for Davidson County, Tennessee.

Charles West, spouse of Susan K. West, hereby joins in this conveyance for the purpose of conveying to the Grantee any and all interest that he\ may have in said property, including but not limited to the marital interest.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 7277 Charlotte Pike , Unit 216, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 28th day of August, 2009.

Susan K. West

Charles West

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Susan K. West and Charles West, 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 28th day of August, 2009.

Commission expires: September 17, 2011

Julia A Hirt Notary Public

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
(Seal)

File Number: 290800477

RETURN TO:

Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122