NEW OWNER:

Virginia M. Wilson
302 Sylvan Park Lane
Nashville, TN 37209

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 14-0005

Map 104

Group 01-0-F

Parcel 037.00CO

Space for Recorder's Stamp

Davidson County DEEDWARR
Recvd: 02/18/14 09:40 3 pgs
Fees:18.00 Taxes:1387.50
20140218-0013509

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Seventy-Five Thousand and 00/100 Dollars ($375,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **LUPE R. CU, single** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **VIRGINIA M. WILSON, a single woman** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 37, West End Station Condominiums, as established under Master Deed of record in Instrument No. 20070712-0083315, Amended in Instrument Nos. 20071220-0146057, 20080919-0095641, and 20081029-0108160 in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being part of the same property conveyed by Quitclaim Deed from Westwood Nashville, LLC, a Georgia Limited Liability Company to West End Station, LLC, a Tennessee Limited Liability Company as recorded on the 12th day of July, 2007 in Instrument No. 20070712-0083314 and part of the same property conveyed by Special Warranty Deed from Westwood Nashville, LLC, a Georgia Limited Liability Company to West End Station, LLC, a Tennessee Limited Liability Company as recorded on the 12th day of July, 2007 in Instrument No. 20070712-0083313, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Lupe R. Cu, by Warranty Deed from West End Station, LLC, dated May 5, 2009, and of record Instrument No. 20090512-0043605, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 302 Sylvan Park Lane, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 14th day of **February, 2014**.

LUPE R. CU

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, LUPE R. CU, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 14th day of **February, 2014**.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $~~275~~,000.00.

AFFIANT

Sworn to and subscribed to before me 14th day of **February, 2014.**

NOTARY PUBLIC

My commission expires: 7/6/15

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE