WARRANTY DEED

State of Tennessee
County of ~~Davidson~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is **$245,000.00.**

Affiant

Subscribed and sworn to before me, this the 13th day of June, 2014.

Notary Public

My commission expires: 8/16/17

(AFFIX SEAL)

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

BILL GARRETT, Davidson County
Trans:T20140043417 DEEDWARR
Recvd: 06/19/14 09:51 2 pgs
Fees:13.00 Taxes:906.50
20140619-0053499

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Lyssa Nguyen-Wheaton	Same address	**Map 072-09-0 Parcel 144-00**
917B Spain Avenue	as new owner	
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Westward Properties, LLC, a limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lyssa Nguyen-Wheaton, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR 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. B on the Plan of 917 Spain Avenue Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of 917 Spain Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. Instrument No. 20131014-0107111, amended in Instrument No. 20140509-0039766, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of 917 Spain Avenue Townhomes, a Horizontal Property Regime is Private Elements, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. Instrument No. 20131014-0107111, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING part of the same property conveyed to Westward Properties, LLC, by Deed dated May 14, 2013 from CitiMortgage, Inc., of record in Instrument No. 20130531-0054814, Register's Office for Davidson County, Tennessee.

Conveyance of the above described parcel of land is subject to the following:

The Plan of record as set out on Exhibit "C" to the Declaration in Instrument No. 20131014-0107111, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

All matters shown on the Plan of record in Plat Book 161, Page 129, said Register's Office.

Declaration of Covenants, Conditions and Restrictions and By-Laws of 917 Spain Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20131014-0107111, and amended in Instrument No. 20140509-0039766, Register's Office for Davidson County, Tennessee.

Charter of 917 Spain Avenue Townhouse Corporation, of record in Instrument No. 20131014-0107118, Register's Office for Davidson County, Tennessee.

Attorneys Certificate for 917 Spain Avenue Townhomes, of record in Instrument No. 20131030-0112513, said Register's Office.

This is improved (__x__) Unimproved (____) property, known as **917B Spain Avenue, Nashville, TN 37216**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 its hand by its duly authorized officer this **13th** day of **June, 2014.**

Westward Properties, LLC, a Tennessee limited liability company

By: _____, PRESIDENT

Ben West, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Ben West, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of the Westward Properties, LLC, a Tennessee limited liability company, within named bargainor, a Tennessee limited liability company, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company, by himself as such President.

Witness my hand and official seal at Nashville, Tennessee, this **13th** day of **June, 2014.**

_____
Notary Public

My Commission Expires: 11-15-15