Box 44
GSRM

BILL GARRETT, Davidson County
Trans:T20140046993 DEEDWARR
Recvd: 07/01/14 15:49 2 pgs
Fees:13.00 Taxes:647.50
20140701-0057916

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $175,000.00. Karen Howard Affiant Subscribed and sworn to before me, this 30th day of June, 2014. Notary Public My Commission Expires: 9-22-2015

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Steven Yaffee and Julia M. Wondolleck Kathryn B. Yaffee 7277 Charlotte Pike, #263 Nashville, TN 37209	New Owner	114080CO6600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kara Diane Smith, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Steven L. Yaffee and Julia M. Wondolleck, husband and wife, and Kathryn B. Yaffee, unmarried, as joint tenants with the right of survivorship**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land being located in Davidson County, Tennessee, being Unit 63 on the Plan of West Park Phase 2 as established by the Declaration of Covenants, Conditions and Restrictions for West Park Homeowners Association, Inc., of record as Instrument Number 20040304-0024541, as amended in Instrument No. 20041221-0151636 and Instrument No. 20050222-0018812, on a plan of West Park, Phase Two of record in Instrument No. 20041112-0136248, said Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Trent J. Mitchell and wife, Kara D.S. Mitchell, by deed from George Latter, Jr., married, of record as Instrument No. 20090619-0057557,

said Register's Office. The said Trent J. Mitchell and Kara D.S. Mitchell have since divorced and pursuant to Quitclaim Deed of record in Instrument No. 20140421-0032867, said Register's Office, Trent Jennings Mitchell conveyed his interest in the subject property to Kara Diane Mitchell. The said Kara Diane Mitchell has since changed her name to Kara Diane Smith.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2014 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record as Instrument Nos. 20040624-0075136 and 20041112-0136248, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20040304-0024541 and amended as Instrument Nos. 20050222-0018812 and 20041221-0151636, said Register's Office.

4. Stormwater Detention Agreement of record as Instrument No. 20030530-0073233, said Register's Office.

5. Overhang Easement of granted to the Metropolitan Government by the Eldorado Company of record in Book 6301, page 684, said Register's Office.

6. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **7277 Charlotte Pike, #263, Nashville, TN 37209.**

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 Grantor covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, 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 person whomsoever.

WITNESS my hand this 30 day of June, 2014.

Kara Diane Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kara Diane Smith, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30 day of June, 2014

CATHERINE H. GWYN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 6-21-16

566826.1/2010969 My Comm. Expires June 21, 2016