BILL GARRETT, Davidson County
Trans:T20140065650 DEEDWARR
Recvd: 09/04/14 09:00 2 pgs
Fees:13.00 Taxes:788.10
20140904-0080752

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #14-1264

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cheryl M. Casner, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nestor Ilagan and Olivia Ilagan, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Unit 53 on the Plan of West Park Phase 2 as established by a Master Deed for West Park Homeowners Association, Inc., of record as Instrument No. 20040304-0024541 as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions, and Restrictions and By-Laws for West Park Homeowner's Association, Inc. of record in Instrument No. 20041221-0151636, 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 Cheryl M. Casner, an unmarried woman, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated November 14, 2005, of record as Instrument No. 20051118-01395194, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 7277 Charlotte Pike, Unit 244, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 28th day of August, 2014.

Cheryl M. Casner

State of Tennessee)
County of Davidson)

On this 28th day of August, 2014, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Cheryl M. Casner, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5-8-17

DAVIDSON COUNTY, TN KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 213,000.00.

X Cheryl M Casner
Affiant

Sworn and subscribed before me on this the 28th day of August, 2014.

Notary Public

My Commission Expires: 5-8-17

DAVIDSON COUNTY, TN KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Nestor Ilagan 7277 Charlotte Pike, Unit 244 Nashville, TN 37209	New Owner	114-8-C-56