WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/08/14 12:18 3 pgs
Fees:18.00 Taxes:3607.50
20141008-0093332

STATE OF TENNESSEE
COUNTY OFWILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $975,000.00

Gudrun L. West
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29TH DAY OF SEPTEMBER, 2014.

Laura Mathis Harris
Notary Public

MY COMMISSION EXPIRES: 3-25-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Gudrun L. West	New Owner	130 08 0 126.00
(NAME) 3703 Trimble Road	(NAME)	
(ADDRESS)<~~TN~~> Nashville 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Nine Hundred Seventy-Five Thousand And No/100 Dollars ($975,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Steven L. Scharnhorst and wife, Vikki L. Scharnhorst**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Gudrun L. West, married**, 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:

Steven L. (CS)

Land in Davidson County, Tennessee, being the Easterly 80 feet of Lot No. 11 and the Westerly 50 feet of the Northerly 315 feet of Lot No. 10 on the Map of the unrecorded portion of Westhaven, described according to a survey by John Kohl & Company, P. C., dated March 26, 1986, as follows:
Beginning at a point in the Southerly margin of Trimble Road at the Northwesterly corner of the property conveyed to Joseph A. McGrorty, of record in Book 3399, Page 3, said Register's Office; thence leaving said Southerly margin with McGrorty's Easterly line, Southwardly 330 feet, more or less, to a point; thence Eastwardly 80 feet to a point; thence Northwardly 15 feet to a point; thence Eastwardly 50 feet to a point; thence Northwardly 315 feet (309.5 feet field measure) to the Southerly margin of Trimble Road; thence with said margin Westwardly 130 feet to the point of beginning.

Being the same property conveyed to Steven L. Scharnhorst and wife, Vikki L. Scharnhorst by Warranty Deed from Kenneth Seo and Kiup Seo, being one and the same person dated December 17, 2010 and recorded December 21, 2010 as Instrument No. 20101221-0101573 I said Register's Office for Davidson County, Tennessee.

File Number: FRN-141547

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved ☒ property, known as 3703 Trimble Road, Nashville, TN 37215

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, has 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 our hands this 29th day of September, 2014.

Steve L. Scharnhorst by Vikki Scharnhorst Attorney In Fact

Vikki L. Scharnhorst

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Vikki L. Scharnhorst, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of September, 2014.

Notary Public

My Commission Expires: 3-25-18

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Vikki L. Scharnhorst, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Steve L. Scharnhorst, as his Attorney In Fact, under Power of Attorney bearing Book _____, page _____, Register's Office for Williamson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Steve L. Scharnhorst, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 29th day of September, 2014.

Notary Public

My Commission Expires: 3-25-18

File Number: FRN-141547

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am 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.

Connie Buchanan

State of Tennessee

County of Wilson

SS:

Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

