THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14091904**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $227,500.00. Affiant Subscribed and sworn to before me, this 10th day of October, 2014. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20140077786 DEEDWARR
Recvd: 10/15/14 14:19 2 pgs
Fees:13.00 Taxes:841.75
20141015-0095324

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Jessica M. Lambert 231 Westchase Drive Nashville TN 37205	Send Tax Bills To: Regions Bank 2050 Parkway Office Circle Birmingham, AL 35244	Tax Information: Tax Parcel ID No. 116030F02900CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dr. Carla M. Sevin and Christian Andreas Schuetz, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jessica M. Lambert**, unmarried* ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

*woman

Land in Davidson County, Tennessee, being Unit 231, PHASE II, WESTCHASE, CONDOMINIUM APARTMENTS, as shown on plat of record in Plat Book 6250, Page 43, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Dr. Carla M. Sevin, an unmarried woman by Deed from Jeffrey S. Hatfield and wife, Retta Jane Hatfield, recorded on the 21st day of June, 2004 in Instrument No. 20040621-0073224, in the Register's Office of Davidson County, Tennessee. Dr. Carla M. Sevin having since married Christian Andreas Schuetz.

Christian Andreas Schuetz joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015, and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE II, WESTCHASE, CONDOMINIUM APARTMENTS, as recorded in Plat Book 6250, Page(s) 43.

Master Deed and By-Laws of record in Book 6097, Page 266, and as amended in Book 6112, Page 677, Book 6341, Page 380, and Book 6866, Page 362.

Deed of Conveyance for water main of record in Book 6303, Page 611.

This is improved property located at 231 Westchase Drive, Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of October, 2014.

Dr. Carla M. Sevin

Christian Andreas Schuetz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dr. Carla M. Sevin and Christian Andreas Schuetz, wife and husband, 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 10th day of October, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018