BILL GARRETT, Davidson County
Trans:T20150007535 DEEDWARR
Recvd: 01/30/15 10:45 2 pgs
Fees:13.00 Taxes:1121.10
20150130-0008931

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$303,000.00.**

Affiant

Subscribed and sworn to before me, this the 23rd day of January, 2015.

Notary Public

My commission expires: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
Deane Hancock French	Caliber Home Loans, Inc.	**Map/Parcel 104100D00500CO**
2215 Westview Drive	3701 Regent Blvd, #200	
Nashville, TN 37212	Irving, TX 75063	

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

Rosemary Rouse Schulz, an unmarried woman

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

Deane Hancock French, 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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 9-A on the Plan of Westview Park Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, of record in Book 6250, page 388 and shown on Exhibit "D" to the Master Deed of record in Book 6522, page 493, Register's Office for said County, to which reference is hereby made for a more complete description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

BEING the same property conveyed to Rosemary Rouse Schulz by Deed from Tianhui Hu and wife Hanwei Cao, dated June 17, 2014, of record in Instrument No. 20140619-0053777, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) The Plan of record in Book 6250, Page 388, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) Declaration of Covenants, Conditions and Restrictions of Westview Park, Condominiums of record in Book 6271, page 385 and amended in Book 7046, Page 385, Register's Office for Davidson County, Tennessee.

4) Master Deed of Westview Park Condominiums, of record in Book 6522, page 493, Register's Office for Davidson County, Tennessee.

5) Restrictive Covenants contained in instrument of record in Book 1759, page 605, Book 1914, page 528, Register's Office for Davidson County, Tennessee.

6) Deed of Conveyance by Metropolitan Government of Nashville Department of Water & Sewerage Services, Inc., of record in Book 6303, page 646 and Book 6303, page 565, Register's Office for Davidson County, Tennessee.

7) Agreement to maintain as set out in Book 6099, page 925, Register's Office for Davidson County, Tennessee

8) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (_X__) Unimproved (____) property, known as **2215 Westview Drive, Nashville, TN 37212**

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 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 my/our hand(s) this **23rd** day of **January, 2015.**

Rosemary Rouse Schulz

Rosemary Rouse Schulz

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Rosemary Rouse Schulz,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **23rd** day of **January, 2015.**

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

Notary Public

My Commission Expires:_____