BILL GARRETT, Davidson County
Trans:T20150054167 DEEDWARR
Recvd: 07/06/15 13:26 2 pgs
Fees:13.00 Taxes:999.00
20150706-0065030

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $270,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of July, 2015.

Notary Public

My commission expires: Nov 5, 2016

(Notary Stamp)

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joseph Starnes and wife, Jessica Starnes	**New Owner**	**Map\Parcel: 116-03-0F-030.00-CO**
228 Westchase Drive		
Nashville, TN 37205		

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

Schatzie Brunner, unmarried

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

Joseph Starnes and wife, Jessica Starnes, a one-half (1/2) undivided interest, and Daniel L. Starnes and wife, Deborah M. Starnes, a one-half (1/2) undivided interest, as joint tenants with right of survivorship and not as tenants in common

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:

Land in Davidson County, Tennessee being Unit No. 228 on the Plan of Westchase Condominiums, Phase II, as of record in Plat Book 6250, page 43 and Book 5200, Page 427 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said unit, and described in Master Deed at Book 6097, page 266, Register's Office for Davidson County, Tennessee, as amended in Book 6112, page 677 and in Book 6341, page 380 and Book 6866, Page 362, said Register's Office. Being the same property conveyed to Schatzie Brunner, unmarried by Warranty deed from Sara F. Cadden, unmarried of record in Instrument No. 20061114-0141108 Register's Office for Davidson County, Tennessee, dated October 30, 2006 and recorded on November 14, 2006. Being also known as 228 Westchase Drive Nashville, TN 37205.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
Subject to all matters shown on the Plan of record in Plat Book 6250, Page 43 and Plat Book 5200, Page 427, Register's Office for Davidson County, Tennessee.
The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the

regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Westchase Condominium Apartments of record in Book 6097, Page 266 amended in Book 6112, page 677, Book 6341, Page 380 and Book 6866, Page 362, Register's Office for Davidson County, Tennessee.
By-Laws of Westchase Condominium attached as Exhibit "C" of the Westchase Condominium Master Deed of record in Book 6097, Page 266, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to the common areas and/or elements.

This is improved property known as 228 Westchase Drive Nashville, TN 37205.

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 1st day of July, 2015.

Schatzie Brunner

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Schatzie Brunner the within named grantors, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of July, 2015.

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File #: **315026CI**