File BOX 8

BILL GARRETT, Davidson County
Trans:T20150061860 DEEDWARR
Recvd: 07/28/15 14:26 4 pgs
Fees:23.00 Taxes:702.63
20150728-0074259

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is $189,900.00. Margaret L. Owens Affiant Subscribed and sworn to before me, this 24th day of July, 2015. Debbie Mann Notary Public My Commission Expires:

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

Address New Owner As Follows: Amy Taylor 7277 Charlotte Pike, Unit 202 Nashville, TN 37209	Send Tax Bills To: Farmington Mortgage, a division of CapStar Bank 2002 Richard Jones Rd. #300A Nashville, TN 37215	Map Parcel Number 14-08-0-035.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEFFEN LINDERT AND JULIA KOEHLER, both unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **AMY TAYLOR,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 32 on the Plan of West Park, Phase 2, of record in Instrument No. 20041112-0136248 and further as established by and shown as Exhibit

"A" to the First Amendment and Supplement to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20041221-0151636, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Steffen Lindert and Julia Koehler, joint tenants with right of survivorship, by deed from Sirva Relocation, LLC a limited liability company, of record in Instrument No. 20080501-0044528, dated April 30, 2008, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2015 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee(s). By acceptance of delivery of this instrument, Grantee(s) assume(s) and agree(s) to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor(s) from liability and loss therefrom.

2. Matters shown on the Plan of record in Instrument No. 20041112-0136248 and Instrument No. 20040624-0075136, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements, By-Laws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20040304-0024541 and amendment in Instrument No. 20041221-0151636 and Instrument No. 20050222-0018812, said Register's Office.

4. Storm Water Detention Agreement of record in Instrument No. 20030530-0073233, said Register's Office.

5. Overhead Line Easement of record in Book 6301, page 684, said Register's Office.

This is improved property known as: **7277 Charlotte Pike, Unit 202, 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, her heirs and assigns, forever; and Grantor covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

(Signatures on following pages)

WITNESS my hand this 23RD day of July, 2015.

Julia Kohler

STATE OF MARYLAND)
COUNTY OF BALTIMORE)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Julia Kohler, the within named bargainor, 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 23RD day of July, 2015

(Seal)

CHRISTOPHER C. DENISON
Notary Public - Maryland
Baltimore County
My Commission Expires December 17, 2016

Notary Public

My Commission Expires: 12/17/2016

612854.1/2010969

WITNESS my hand this 23 day of July, 2015.

Steffen Lindert

STATE OF Ohio)
COUNTY OF Franklin)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steffen Lindert, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23 day of July, 2015

(Seal)

CORY MESSAROS
Notary Public, State of Ohio
My Commission Expires
June 5, 2018

Notary Public

My Commission Expires: June 5, 2018

612854.1/2010969