THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 210,000.00 Jennifer Crowell Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF AUGUST, 2015. Notary Public MY COMMISSION EXPIRES: 6-17-19 (AFFIX SEAL)

BRITTANY GOINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Catherine Latsombath	New Owner	MAP 114-08-C
7277 Charlotte Pike #255		PARCEL 070.00-CO
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Linda Duke (formerly Linda Levine), joined by her Spouse Kevin Duke**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Catherine Latsombath, an unmarried 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:

Being Unit 67 of West Park, Phase 2, a Horizontal Property Regime, created under Title 66, Section 27- 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of West Park Homeowners' Association, Inc., of record in Instrument No. 20040304-0024541 as amended in Instrument No. 20041221-0151636, as further set out on a plan attached to an amendment of record as Instrument No. 20041112-0136248, and as further amended by Instrument No. 20050222-0018812, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Linda Levine, unmarried by Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20060111-0004326 Register's Office for Davidson County, Tennessee, dated December 29, 2005 and recorded on January 11, 2006. Linda Levine is now known as Linda Duke. Her spouse, Kevin Duke, joins in this conveyance.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **7277 Charlotte Pike #255, Nashville, TN 37209.**

BILL GARRETT, Davidson County
Trans: T20150072389 DEEDWARR
Recvd: 08/26/15 10:40 2 pgs
Fees: 13.00 Taxes: 777.00
20150826-0086329

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, 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 our hand this the 24th day of August, 2015.

Linda Duke

Kevin Duke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Linda Duke and Kevin Duke** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 24th day of August, 2015.

My Commission expires: 1-9-16

JAMES A. HAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public