BILL GARRETT, Davidson County
Trans:T20150074865 DEEDWARR
Recvd: 09/02/15 11:30 2 pgs
Fees:13.00 Taxes:681.17
20150902-0089372

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 WILSON) The actual consideration or value, whichever is greater, for this transfer is $184,100.00. Affiant Subscribed and sworn to before me this 31st day of August, 2015. Notary Public My Commission Expires: 02.13.2017

LISA P. CHESNEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Address New Owner As Follows:
Kristin M. Van Tassel
7277 Charlotte Pike #117
Nashville, TN 37209

Send Tax Bills To:
Capital One, NA
7933 Preston Rd
Plano, TX 75024

Map-Parcel Number:
114080C02200CO

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 Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CANDICE E. AKINS, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **KRISTIN M. VAN TASSEL**, 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. 22, on the Horizontal Property Regime for West Park Homeowner's Association, Inc., as recorded in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040304-0024541, amended in Instrument No. 20041221-0151636 and Instrument No. 20050222-0018812, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description .

Being the same property conveyed to Candice E. Akins, by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20050228-0021497, dated February 25, 2005, 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. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

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

3. Matters shown on the Plan of record in Instrument No. 20040624-0075135, said Register's Office.

4. 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, amended in Instrument No. 20041221-0151636 and Instrument No. 20050222-0018812, said Register's Office.

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

6. Overhang Easement granted to Metropolitan Government of record in Book 6301, page 684, said Register's Office.

7. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **7277 Charlotte Pike #117, 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 covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her 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.

WITNESS my hand this 31st day of August, 2015.

Candice E. Akins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Candice E. Akins, 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 31st day of August, 2015

(Seal)

CATHERINE HALSWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

Notary Public

My Commission Expires: 6.21.16

617242.1/2010969