RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN156331

BILL GARRETT, Davidson County
Trans:T20150075765 DEEDWARR
Recvd: 09/04/15 12:56 2 pgs
Fees:13.00 Taxes:358.90
20150904-0090488

WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00.

Ashley Mirabella
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of September, 2015.

J Anderson
NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Crystal Blanche and Merrick Mirabella 103 Westfield Dr. Nashville, TN 37221	Franklin American Mortgagte Company 501 Corporate Centre Dr. Ste. 400 Franklin, TN 37067	128 13 0A 103.00CO

FOR AND IN CONSIDERATION of the sum of Ninety Seven Thousand and 00/100 Dollars ($97,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MATYAS A. SUTA AND BRITTANY N. SUTA, HUSBAND AND WIFE**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, – **CRYSTAL BLANCHE AND MERRICK MIRABELLA, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit Number 103 of the Westfield Condominiums (formerly The Hamlet) created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, of record in Plat Book 6250, Page 590, as revised in Plat Book 6250, Page 748, and as established by a Master Deed of record in Book 6678, Page 771, as amended in Book 6736, Page 110, and in Book 6801, Page 962, and in Book 6831, Page 982, and in Book 7271, Page 256, all in the Register's Office of Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit "C" of said Master Deed. Reference is hereby made to the Plat of Westfield Condominiums set forth as Exhibit "D" of said Amendment to the Master Deed of record in Book 6831, Page 982, in said Register's Office, for a more complete identification and description of said Unit.

BEING the same property conveyed to Matyas A. Suta and Brittany N. Suta, husband and wife, by Deed dated September 20, 2011 and recorded September 28, 2011, of record in Instrument Number 20110928-0075116, in the Register's Office of Davidson

County, Tennessee.

The address of the herein described property is believed to be 103 Westfield Drive, Nashville, TN 37221, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 3rd day of September, 2015.

MATYAS A. SUTA

Brittany N. Suta
BRITTANY N. SUTA

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, a Notary Public, Matyas A. Suta and Brittany N. Suta, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 3rd day of September, 2015.



Melinda Sutherland
Notary Public

Melinda Sutherland
Printed Notary Name

My commission expires: 3/16/18