STATE OF Tennessee
COUNTY OF Davidson

BILL GARRETT, Davidson County
Trans: T20150082769 DEEDWARR
Recvd: 09/29/15 11:46 2 pgs
Fees: 13.00 Taxes: 810.30
20150929-0098778

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th DAY OF September, 2015.

Notary Public
MY COMMISSION EXPIRES: 3-20-18
File No. G15-2990D

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Rebecca David, a married woman (NAME)	New Owner (NAME)	114080C14900CO
7277 Charlotte Pike #307 (STREET ADDRESS)	215 W. 95th St #3E (STREET ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	New York NY 10025 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Mary Kathryn Nivens, a single woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rebecca David, a married 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:

Land in Davidson County, Tennessee, being Unit No. 145 on the plan of WEST PARK, PHASE 3, 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, Phase 3, of record in Instrument No. 20040304-0024541, as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions, and Restrictions and By-Laws for West Park Homeowners' Association, Inc., of record in Instrument No. 20041221-0151636, in the Register's Office for Davidson County, Tennessee, and also as amended in Instrument No. 20060202-0013378, and as further set out on Plan of West Park Phase 3 of record as Exhibit A of Instrument No. 20060202-0013378, in the Register's Office for Davidson County, Tennessee to which Master Deed and Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Mary Kathryn Nivens, a single woman from Jason R. Bruce, a married man joined by his wife, AmyBeth Rice Bruce, by Deed dated March 28, 2012, as Instrument No. 20120404-0028572, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20041221-0151636, Instrument No. 20041221-0151636, Instrument No. 20050222-0018812, and supplemented to include Phase 3 in 200602020013378 and in any allied instrument(s) referred to in said restrictions.
3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20060202-0012968, Register's Office for Davidson County, Tennessee.
4. Overhang Easement as recorded in Instrument No. 20030530-0073233 and Instrument No. 20041112-0136248, Register's Office for Davidson County, Tennessee.

5. Stormwater Detention Agreement as recorded in Instrument No. 20051123-0141922, Register's Office for Davidson County, Tennessee.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 7277 Charlotte Pike #307, 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 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. Whenever 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 25th day of September, 2015.

Mary Kathryn Nivens

September 25, 2015
Date

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 Mary Kathryn Nivens, a single woman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 25th day of September, 2015.

My Commission Expires: 9-11-17

Notary Public

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 09-11-2017
DAVIDSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066