Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20160007532 DEEDWARR
Recvd: 01/28/16 11:19 2 pgs
Fees:13.00 Taxes:677.10
20160128-0008346

16-0018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $183,000.00.

Affiant

Subscribed and sworn to before me this 26th day of January, 2016.

Notary Public
My Commission Expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
Kimberly Hardy	NEW OWNER	114 08 0 C
7277 Charlotte Pike, Unit 220		044.00 CO
Nashville, TN 37209		

WARRANTY DEED

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 hereby acknowledged, we

Jacob Preston and wife, Lauren Preston,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Kimberly Hardy, unmarried,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Lying and being in Davidson County, Tennessee and being Unit No. 41 on the Plan of West Park, Phase 2, as established by a Master Deed for West Park Homeowners Association, Inc., of record in Instrument No. 20040304-0024541, as amended by First Amendment and Supplement to 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 as further set out on a plan of West Park, Phase 2 of record as Instrument No. 20041112-0136248, in the 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 Jacob Preston and wife, Lauren Preston by Warranty Deed from Stephanie Buckley, married (formerly known as Stephanie L. Petry), dated June 25, 2014, recorded as Instrument No. 20140627-0056457, Register's Office for said County.

Previously, being the same property conveyed to Stephanie L. Petry, unmarried, by Warranty Deed from NVR, Inc., a Virginia corporation T/A Fox Ridge Homes, dated July 22, 2005, recorded as Instrument No. 20050727-0087605, Register's Office for said County.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **7277 Charlotte Pike, Unit 220, 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. 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 hands this 26th day of January, 2016.

Jacob Preston

Lauren Preston

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Jacob Preston and Lauren Preston**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 26th day of January, 2016.

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

D. Shayne Adair, Notary Public
State of Tennessee at Large
My Commission Expires: 06/24/18