THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste. 150** **Brentwood, TN 37027** **CRT File No. 15126163** BILL GARRETT, Davidson County Trans:T20160013110 DEEDWARR Recvd: 02/17/16 12:26 2 pgs Fees:13.00 Taxes:458.80 20160217-0014990	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $124,000.00 Affiant Subscribed and sworn to before me this 9th day of February, 2016. TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Notary Public My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Rina Paul 7313 Weston Way Drive Nashville TN 37221-2708	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142-10-0A-007.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Patricia G. McCain, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rina Paul , unmarried,** ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 4A on the Plan of Weston Way, Condominiums, Phase 2, amended, as shown on Exhibit C to the Amendment to Master Deed for Horizontal Property Regime Weston Way, Phase II and Addition of New Units, as of record in Book 6370, Page 577, and subject to all covenants and conditions of the Master Deed of record in Book 5935, Page 677, as amended in Book 6370, Page 577, Register's Office for said County, to which plan reference is hereby made for a exact location of the unit.

Being the same property conveyed to Patricia G. McCain by Warranty deed from Hubert A. Reigle, Trustee of record in Book 10919, page 862, Register's Office for Davidson County, Tennessee, dated April 30, 1998 and recorded on May 06, 1998.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2016, a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6370, Page 588, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property

Regime of Weston Way Condominiumof record in Book 5935, Page 676, as amended in Book 6370, Page 577, Book 7517, Page 115 and in Book 8560, Page 34, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 5423, Page 573, as amended in Book 5426, Page 157, in the Register's Office for Davidson County, Tennessee.

By-Laws of the Association of Owners of Weston Way, Phase of record in Book 5935, Page 684, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 7313 Weston Way Drive Nashville TN 37221-2708

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, her successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, her successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of February, 2016.

Patricia G. McCain

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Patricia G. McCain, 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 9th day of February, 2016.

Notary Public
My Commission Expires: 02/26/17

