Davidson County	DEEDWARR
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Fees:23.00 Taxes:954.60	
20160307-0021890	

#32867

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 32867-02-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $258,000.00. Affiant Subscribed and sworn to before me this 7th day of March, 2016. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

WARRANTY DEED

Address New Owner: Susan Goldberg 7277 Charlotte Pike Unit 332 Nashville, TN 37209	**Send Tax Bills To:** New owner	**Tax Information:** Map and Parcel No.: 114 08 0 C 115 00CO

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, **Elizabeth A. Goetz and Natasha D. Weddle, a married couple** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Susan Goldberg, an unmarried person** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7277 Charlotte Pike Unit 332, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 7th day of March, 2016.

Elizabeth A. Goetz

Natasha D. Weddle

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Elizabeth A. Goetz and Natasha D. Weddle**, 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, at office, this 7th day of March, 2016.

Notary Public

My Commission Expires:

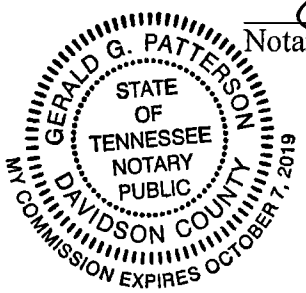


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 111, together with the appurtenant interest in the common elements of West Park Phase 3, a horizontal property regime with private elements established by Declaration in Instrument No. 20040304-0024541, amended in Instrument No. 20041221-0151636, Instrument No. 20050222-0018812 and Instrument No. 20060202-0013378, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned amendment to Declaration in Instrument No. 20060202-0013378, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Elizabeth A. Goetz, unmarried and Natasha D. Weddle, unmarried by deed dated June 28, 2006 from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20060705-0079943, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No. 114 08 0 C 115 00CO.
2. Dedication of common area to West Park Homeowner's Association, Inc. of record in Instrument No. 20120731-0067330, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for West Park Homeowners Association, Inc., of record in Instrument No. 20040304-0024541, as amended in Instrument No. 20041221-0151636, Instrument No. 20050222-0018812, and Instrument No. 20060202-0013378, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Boundary Plan of record as Instrument No. 20040624-0075136 and Instrument No. 20060202-0012968, Register's Office for Davidson County, Tennessee.
6. Overhang easement for electric power lines of record in Book 6301, page 684, Register's Office for Davidson County, Tennessee.
7. Storm water detention agreement of record in Instrument No. 20030530-0073233 and Instrument No. 20051123-0141922, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, EILEEN K. HOPKINS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

