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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16047336**	STATE OF TENNESSEE) COUNTY OF Williamson) The actual consideration or value, whichever is greater, for this transfer is: $219,000.00. Affiant Subscribed and sworn to before me, this 24th day of May, 2016. Notary Public My Commission Expires: 03-07-17

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Bryan Steitz, Kathy Steitz, and David Steitz 7277 Charlotte Pike Unit 219 Nashville TN 37209	Send Tax Bills To: Bank of Tennessee 301 E. Center Street Kingsport, TN 37660	Tax Information: Tax Parcel ID No. 114-08-0C-088.00 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, **Andres F. Victoria, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bryan Steitz, unmarried, and David Steitz and Kathy Steitz, both married,** ("Grantees"), their 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. 85 on the Plan of West Park, Phase 2 as established by Declaration of Covenants, Conditions and Restrictions for West Park Homeowners Association, Inc., of record in Instrument Number 2004 0 304-0024541, and amended by First Amendment and Supplement to the Declaration of Covenants, Conditions, and Restrictions and By-Laws for West Park Homeowner s Association, Inc., of record in Instrument No. 20041221-0151636, and further amended by Second Amendment of record in Instrument No. 20050222-0018812 and Second Supplement in Instrument No. 20060202-0013378, Register s Office for Davidson County, Tennessee. Said unit is shown on the Plan of West Park Phase 2 attached as Exhibit B to the aforementioned First Amendment and Supplement, of record in Instrument No. 20041221- 0151636, Register s Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to ANDRES F. VICTORIA, by deed from ARINA HADZISELIMOVIC, unmarried, of record in Instrument No. 20130806-0082384, dated August 5, 2013, said Register's Office.

Joy Victoria joins in this conveyance for the purpose of conveying any interest in said property, marital or otherwise.

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.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 114-08-0C-088.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

BILL GARRETT, Davidson County
Trans:T20160046458 DEEDWARR
Recvd: 06/02/16 10:54 2 pgs
Fees:13.00 Taxes:810.30
20160602-0055561

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20040304-0024541, Instrument No. 20050222-0018812, Instrument No. 20041221-0151636, and Instrument No. 20060202-0013378, said Register's Office.

Matters shown on the Plan of record in Instrument No. 20041112-0136248, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20030530-0073233, said Register's Office.

Overhang Easement of record in Book 6301, page 684, said Register's Office.

This is improved property located at 7277 Charlotte Pike Unit 219 Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 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, its 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 24th day of May, 2016.

Andres F. Victoria

Joy Victoria

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andres F. Victoria and Joy Victoria, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of May, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018