Davidson County DEEDWARR
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Fees:23.00 Taxes:1439.30
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#33039

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33039-05-2016** **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: $389,000.00. Affiant Subscribed and Sworn to before me this 30th day of June, 2016. Notary Public My Commission Expires

EILEEN N. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address New Owner: Anna Curral Morgado 2211 Westview Drive Nashville, TN 37212	**Send Tax Bills To:** Franklin Synergy Bank 722 Columbia Avenue Franklin TN 37064	**Tax Information:** Map and Parcel No.: 104 10 0 D 007 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, **Edie Sutter, a single woman**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anna Curral Morgado, a single woman** ("Grantee"), her 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 2211 Westview Drive, Nashville, TN 37212

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 30th day of June, 2016.

Edie Sutter

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Edie Sutter**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2016.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. Unit No. 8A, together with the appurtenant interest in the common elements of Westview Park Condominium horizontal property regime established by Master Deed, of record in Book 6522, page 493, amended in Instrument No. 20110614-0045523, as corrected in Instrument No. 20120224-0016299, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot No. 8 on the Plan of of record in Plat Book 6250, page 388, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nuri Ozden by deed dated December 20, 2005 from Peter N. Hamilton of record in Instrument No. 20051227-0154252, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Edie Sutter, unmarried, by deed dated October 31, 2014 from Nuri Ozden, married, of record in Instrument No. 20141107-0103030, 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. 104 10 0 D 007 00CO.
2. Restrictive covenants contained in an instrument of record in Book 1759, page 605 and Book 1914, page 528, Register's Office for Davidson, County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions for Westview Park of record in Book 6271, Page 385 and amended in Book 7046, Page 560, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Westview Park Condominium, of record in Book 6522, Page 493, amended in Instrument No. 20110614-0045523, as corrected in Instrument No. 20120224-0016299, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Plan of record as Book 6250, page 388, Register's Office for Davidson County, Tennessee.
7. Agreement to Maintain of record in Book 6099, page 925, 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, GEORGE E. MUDTER, JR., 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:

