RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-32755

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Heather M. War 810 Bellevue Road, Unit 174 Nashville, TN 37221	New Owner	142060a17400co
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Ingrid A. Sevin, Trustee of the Dieter Sevin Tennessee Marital Trust (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Heather M. War, a single person (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Building No. 20, Unit No. 174, and Garage No. 4, on the Plan of "Peppertree", Creekside Meadows Condominiums of record in Book 4675, page 128 through 130, Register's Office for Davidson County, Tennessee ("RODC') together with all fixtures, appliances, wallcoverings, carpets or other improvements therein and the undivided interest in the common elements appurtenant thereto, all being more particularly described in the Master deed and By-Laws of record in Book 4834, page 257, through 312, as amended in Book 4984, page 174, Book 5045, page 800, Book 5086, page 80 and book 5259, page 5, RODC.

Being part of the same property conveyed to Ingrid A. Sevin, Trustee of the Dieter Sevin Tennessee Marital Trust by Executor's Quitclaim Deed from Ingrid A. Sevin, Executor of the Estate of Dieter H. Sevin, deceased of record in Instrument Number 20131217-0127069, said Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:
1. 2016 Davidson County taxes are not yet due and payable.
2. All matters as shown on plat of record in Plat Book 4675, page 128, said Register's Office.
3. Master deed of record in Book 4835, page 257, Book 4984, page 174, Book 5045, page 800, Book 5086, page 80, Book 5259, page 5, Book 6237, page 644, Book 6535, page 723, Book 6535, page 724, Book 6874, page 354 and Book 7610, page 973, Register's Office for Davidson County, Tennessee.
4. Easement by HOA to Comcast as of record in Instrument Number 20140902-0079894, said Register's Office for Davidson County, Tennessee.
5. Charter of HOA of record in Book 4836, page 610, Register's Office for Davidson County, Tennessee.

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

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

BILL GARRETT, Davidson County
Trans:T20160069268 DEEDWARR
Recvd: 08/10/16 11:54 3 pgs
Fees:18.00 Taxes:414.40
20160810-0083215

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and against the lawful claims of all persons whomsoever.

Witness my hand this 28th day of July, 2016.

INGRID A SEVIN, TRUSTEE OF THE DIETER SEVIN MARITAL TRUST

By: _____

* Robert J. Notestine III for Ingrid A. Sevin, Trustee of the Dieter Sevin Marital Trust

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared* Robert J. Notestine III for Ingrid A. Sevin, Trustee of the Dieter Sevin Martial Trust with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, by signing for Ingrid A. Sevin, Trustee of the Dieter Sevin Marital Trust.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 28th day of July, 2016.

_____
Notary Public

My Commission Expires: 1-6-19

* See copy of resolution attached

This is improved real property located on 810 Bellevue Road, Unit 174, Nashville, TN, 37221.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $112,000.00.

_____
Affiant

Subscribed and sworn to before me this 29th day of July, 2016.

_____
Notary Public

Commission Expires: 10/30/16

AUTHORIZING RESOLUTION FOR SELLER

As evidenced by my signature below, I certify that the following is a correct and complete original of the resolution duly adopted on July 26, 2016 at a meeting of the Trustee and the beneficiary of the Dieter Sevin Tennessee Marital Trust duly established and operating under the laws of the State of Tennessee, in accordance with applicable law and the Buyers trust agreement. I also certify that the resolution has not been modified, remains in effect, and is not in conflict with any provisions of the trust agreement. It is therefore,

1. RESOLVED, that either Paul Aponte or Robert J. Notestine III are authorized to execute settlement statements, deeds and related closing documents necessary to complete the sale of real property located at 810 Bellevue Road, Unit 174, Nashville, TN 37221 in the event such closing occurs on or before August 5, 2016.

IN WITNESS WHEREOF, I have hereunto subscribed my name.

Ingrid A. Sevin, Trustee

Signature of Trustee

Name and Title- Ingrid A. Sevin, Trustee

July 26, 2016

Date