THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle Ste. 150** **Brentwood, TN 37027** **CRT File No. 16078417**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $217,000.00 Affiant Subscribed and sworn to before me, this 5th day of August, 2016. Notary Public My Commission Expires: 7-30-17

TAHIRA J. PYSKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-30-2017

BILL GARRETT, Davidson County
Trans:T20160069313 DEEDWARR
Recvd: 08/10/16 13:16 2 pgs
Fees:13.00 Taxes:802.90

20160810-0083273

WARRANTY DEED

Address New Owner: Keith Weiser Thomas E. Weiser 3064 Whitland Crossing Drive Nashville TN 37214-3567	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 096-09-0B-032.00-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, **Katharine Capra, a single woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Keith Weiser and Thomas E. Weiser,**_____, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 3064 of Donelson's Place, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Donelson's Place of record in Instrument Number 20070703-0079564, as amended in Instrument No. 20070712-0083113 and further amended in Instrument No. 20070816-0098067, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on Exhibit C to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Katharine Capra, a single woman by Warranty deed from Technologically Integrated Homes, LLC of record in Instrument No. 20080825-0086979 Register's Office for Davidson County, Tennessee, dated August 15, 2008 and recorded on August 25, 2008.

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 as Instrument Number 20060531-0063577, as amended by Instrument No. 20070430-00051183 (underlying plats),, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20070703-0079564, as amended in Instrument No. 20070712-0083113, Instrument No. 20070816-0098067, Instrument No. 20101026-0085599 and Instrument No. 20101112-0091023, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter for Donelson's Place Owners' Association, Inc. of record in Instrument No. 20070703-0079444, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument No. 20070302-0025663, in the Register's Office for Davidson County, Tennessee.

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

This is improved property located at 3064 Whitland Crossing Drive Nashville TN 37214-3567

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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, their 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 4th day of August, 2016.

Katharine Capra

Katharine Capra

STATE OF Colorado)
COUNTY OF Jefferson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Katharine Capra, 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 4th day of August, 2016.

Notary Public
My Commission Expires: 14 May 19

STAYLEN W TAYLOR
NOTARY PUBLIC - STATE OF COLORADO
My Identification # 20154019281
Expires May 14, 2019