(1) Return to: Bridgehouse Title

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

MISTY M. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

B-RP-16-210-T

THIS INSTRUMENT WAS PREPARED BY
Fidelity Title and Escrow, LLC
2002 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stephanie Kiser	Franklin Synergy Bank	
(NAME) **210 Westchase Drive**	(NAME) 722 Columbia Ave.	**116-03-0F-012.00-CO**
(ADDRESS) **Nashville, TN 37205-4719**	(ADDRESS) Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **AMY LYNN WOOTEN, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHANIE KISER, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 210 of , 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 West Chase Condominium of record in Book 6097, Page 266 and amended in Book 6112, Page 677; Book 6341, Page 380 and Book 6866, Page 362 and Plat Book 5200, Page 578, 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 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 Amy Lynn Wooten, a single person by Warranty deed from Molly K. Swenson n/k/a Molly Swenson Malone and husband James Malone of record in Instrument No. 20130419-0039280 Register's Office for Davidson County, Tennessee, dated April 12, 2013 and recorded on April 19, 2013.

This conveyance is subject to:
- Taxes for the year 2016, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 578 and Plat Book 6250, Page 43, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Phase I, Westchase Condominiumof record in Book 6097, Page 266, amended in Book 6112, Page 677, Book 6341, Page 380, Book 6866, Page 362 and Book 9059, Page 975, Register's Office for Davidson County, Tennessee.
- By-Laws of Westchase Condominium of record in Book 6097, Page 319, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easements of record in Book 3943, Page 948, Book 3958, Page 146, Book 3966, Page 144, Register's Office for Davidson County, Tennessee.
- Drainage easement, no specified width, for flow of Sugartree Creek of record in Plat Book 5200, Page 578, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20160069598 DEEDWARR
Recvd: 08/11/16 10:43 2 pgs
Fees:13.00 Taxes:1032.30
20160811-0083581

- Restrictions of record as Instrument Number 20070605-0067159 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **210 Westchase Drive , Nashville, Tennessee 37205-4719**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 5th DAY OF AUGUST, 2016.

Amy Wooten

Amy Lynn Wooten

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMY LYNN WOOTEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of August, 2016.

Megan Paulus

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212