THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16109799** BILL GARRETT, Davidson County Trans:T20160106346 DEEDWARR Recvd: 12/02/16 14:53 2 pgs Fees:13.00 Taxes:1121.10 20161202-0126895	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $303,000.00 Affiant 11/29/16 Subscribed and sworn to before me, this 29th day of November, 2016. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Larry J. White 36 Whittier Terrace Bloomfield, NJ 07003	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116030F02000CO

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, **Benjamin H. Shuster, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Larry J. White and Loretta C. White, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 217 of Westchase Condominium Phase I, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200, Page 578, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Benjamin H. Shuster, unmarried by Warranty Deed from Seth D. Feldman, married, recorded on the 2nd day of September, 2008 in Instrument No. 20080902-0089665, in the Register's Office of Davidson County, Tennessee.

Said property was never primary marital residence of Grantor.

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.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WESTCHASE CONDOMINIUMS, as recorded in Plat Book 5200, Page(s) 578.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WESTCHASE CONDOMINIUM of record in Book 6097, Page 266 , as amended by instrument(s) of record in Book 6112, Page 677, Book 6341, Page 380 and Book 6866, Page 362; also subject to easements, rights and interests 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 building thereon.
Easement recorded in Book 3958, Page 146, Book 3958, Page 149, Book 3958, Page 150, Book 3966, Page 144, Book 3371, Page 270 and Book 3943, Page 948.

Grant of Easement recorded at Instrument No. 20100219-0012994.

This is improved property located at 217 WESTCHASE DR Nashville TN 37205-4735

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 29th day of November, 2016.

11/29/16

Benjamin H. Shuster

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Benjamin H. Shuster, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of November, 2016.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018