THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 178,900.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MAY, 2017. Notary Public MY COMMISSION EXPIRES: 5-8-18 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20170044194 DEEDWARR
Recvd: 05/24/17 13:25 2 pgs
Fees:13.00 Taxes:661.93
20170524-0051735

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHRIS DELINE	First Bank	MAP 142-10-0A
7310 Weston Way Drive	318 Seaboard Lane; Suite 205	PARCEL -019.00-CO
Nashville, TN 37221	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, Yolande M. Berk, Executor of the Estate of Aurora Guzman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRIS DELINE, UNMARRIED MAN**

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A 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. 10-A of Weston Way, Phase II, Plat of record in Book 5800, Page 95, in the Register's Office for Davidson County, Tennessee, 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 Weston Way, Phase II of record in Book 5935, Page 676, as amended in Book 6370, Page 577, Book 7517, Page 115, Book 7517, Page 131, Book 8560, Page 34, and Instrument No. 20130222-0018132, 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 in said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in to said Master Deed.

Being the same property conveyed to Aurora Guzman, an unmarried person, by Warranty deed from Joseph Nash and spouse, Rose M. Nash of record in Book 9470, page 135, Register's Office for Davidson County, Tennessee, dated September 19, 1994 and recorded on September 20, 1994. The said Aurora Guzman died testate on March 9, 2016, her estate having been probated of record in Docket No. 17P-582, in the Probate Division of the Circuit Court for Davidson County, Tennessee. Pursuant to the terms of her Will, the subject property is being administered as part of her Probate Estate by the Executor, Yolande M. Berk.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for 2017 which have been prorated and assumed by Grantee; (2) Master Deed establishing a Horizontal Property Regime of Weston Way, Phase II, of record in Book 5935, Page 676, as amended in Book 6370, Page 577, Book 7517, Page 115, Book 7517, Page 131, Book 8560, Page 34, and Instrument No. 20130222-0018132; (3) All easements of record; (4) All visible easements; (5) All matters shown on the Plan of record in Plat Book 5800, Page 95; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **7310 Weston Way Drive, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this the 22nd day of May, 2017.

Estate of Aurora Guzman

BY: Yolande M. Berk, Executor
Yolande M. Berk, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Yolande M. Berk, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executor of the **Estate of Aurora Guzman**, and is authorized by the Estate to execute this instrument on behalf of the Estate as such Executor.

Witness my hand and seal this the 22nd day of May, 2017.

My Commission expires 1-6-20

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN