BILL GARRETT, Davidson County
Trans:T20170044554 DEEDWARR
Recvd: 05/25/17 10:51 2 pgs
Fees:13.00 Taxes:379.25
20170525-0052118

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-0863

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,500.00

Affiant

K. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of May, 2017

Notary Public
Commission Expires: 5-6-19

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mary Colleen West 210 Ashington Circle Hendersonville, TN 37075	Same as New Owner	051-15-0A-030.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Charles Rinne, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mary Colleen West, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. G-30, as shown on the Plat of Quail Creek Condominium, of record in Book 6328, Page 89, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of the Quail Creek Homeowner's Association, all as described in Book 6328, Page 44, et seq, said Register's Office.

Being the same property conveyed to Kerry M. Bateman by Special Warranty deed from The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2006-18 of record in Instrument No. 20140910-0082825 Register's Office for Davidson County, Tennessee, dated July 21, 2014 and recorded on September 10, 2014.

Being the same property conveyed to Kerry M. Bateman and Wanda M. Bateman, husband and wife by Quitclaim deed from Kerry M. Bateman of record in Instrument No. 20140910-0082827 Register's Office for Davidson County, Tennessee, dated July 29, 2014 and recorded on September 10, 2014.

Being the same property conveyed to Charles Rinne by Warranty deed from Kerry M. Bateman and Wanda A. Bateman, husband and wife of record in Instrument No. 20160414-0035637 Register's Office for Davidson County, Tennessee, dated April 12, 2016 and recorded on April 14, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 420 Walton Lane #G30, Madison, TN 37115.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 22nd day of May, 2017.

Charles Rinne

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at Brentwood, Tennessee this 22nd day of May, 2017.

Notary Public
My Commission Expires: 5-6-19

(Notary Seal)
K. WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.