Davidson County DEEDWARR Recvd: 08/21/17 09:11 3 pgs Fees:18.00 Taxes:909.83 **20170821-0085425**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 12/10/2019 (AFFIX SEAL)

DAWN THOMPSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF ROBERTSON

W-VRES-17-7277

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Heather Wickham	New Owner	
(NAME) **7277 Charlotte Pike, #213**	(NAME) Same	**114-8-C-91.00CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(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, **TY E. SHAFFER AND ELIZABETH M. SHAFFER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HEATHER WICKHAM,** unmarried, 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:

Land in Davidson County, Tennessee, being Unit No. 88 on the Plan of West Park, Phase 2, as established by a Master Deed for West Park Homeowners Association, Inc., of record in Instrument Number 20040304-0024541, as amended by First Amendment and Supplement to Declaration of Covenants, Conditions and Restrictions and By-Laws for West Park Homeowners Association, Inc., of record in Instrument Number 20041221-0151636, in the Register's Office of Davidson County, Tennessee, and as further set out on a plan of West Park, Phase 2 of record as Instrument Number 2004112-013248, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ty E. Shaffer, husband and wife, Elizabeth M. Shaffer, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, recorded October 25, 2005 in Instrument No. 20051025-0128550, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2017.
- All matters shown on the Plan of Boundary Plan of West Park record in Plat at Instrument No. 20040624-0075136, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record in Plat at Instrument No. 20041112-0136248, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20040304-0024541, as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions, and Restrictions and By-Laws for West Park Homeowner's Association, Inc., of record in Instrument No. 20041221-0151636, and further amended in Instrument No. 20050222-0018812, Register's Office for Davidson County, Tennessee.
- Overhang Easement for Electric Power Lines of record in Book 6301, Page 684, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20030530-0073233, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Open Space to Homeowner's Assocation of record in Instrument Number 20120731-0067330, 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: **7277 Charlotte Pike, #213, Nashville, Tennessee 37209**.

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 17th DAY OF AUGUST, 2017.

Ty E. Shaffer by Laura Mitchell, Attorney-in-fact
Ty E. Shaffer by Laura Mitchell, Attorney in Fact

Elizabeth M. Shaffer by Laura Mitchell, Attorney-in-fact
Elizabeth M. Shaffer by Laura Mitchell, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of TY E. SHAFFER AND ELIZABETH M. SHAFFER, and who acknowledged he/she/they executed the same as the free act and deed of the said TY E. SHAFFER AND ELIZABETH M. SHAFFER.

Witness my hand and official seal, this the 17th of August, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

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

True Copy Certification

I, KEMBERLY POWELL, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Sumner

Personally appeared before me, Kristen M. Traini, a notary public for this county and state, KEMBERLY POWELL who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

My Commission Expires: OCT 2 0 2020
Notary's Seal (if on paper)