(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$140,000.00**

Elizabeth H. Willis
Affiant

Subscribed and sworn to before me this 18th day of October, 20__.

Shannon R. Richardson
Notary Public
My Commission expires: 3/9/2020
(Affix Seal)

Bill Garrett Davidson County
Batch# 17836 **DEEDWARR**
10/25/2017 11:16:02 AM 2 pgs
Fees: $13.00 Taxes: $518.00
20171025-0109432

SHANNON R. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MAR. 9, 2020

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Stephanie A. Brown	New Owner	142-10-0A-020.00CO
7308 Weston Way Drive		
Nashville, TN 37221		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **YWCA of Nashville & Middle TN**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Stephanie A. Brown, unmarreid,** her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in the Second Civil District of Davidson County, Tennessee, being Unit No. 10-B, Weston Way Condominiums, Phase II, a Tennessee Horizontal Property Regime, as shown on plat of record in Book 5800, page 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. And being further established by Master Deed of record in Book 5935, page 676 and amended in Book 6370, p age 577; Book 7517, page 115; and Book 8560, page 34, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master deed, reference to which is hereby made fro am ore complete and detailed description of the Unit and Condominium. the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Nashville's Young Women's Christian Association, by Warranty Deed, from Mary J. Torp, dated July 31, 2012, by unrecorded Warranty Deed, per T.C.A. § 36-3-623.Evidenced by Affidavit of of record as Instrument No. 20120801-0067823, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 5800, page 95, Register's Office Davidson County, Tennessee.
- Master Deed of record in Book 5935, page 676, as amended in Book 6370, page 577; Book 7517, page 115 and Book 8560, page 34, Register's Office for Davidson County, Tennessee.
- Submission to Amendment of Master Deed of record in Book 7517, page 131, Register's Office for Davidson County, Tennessee.

This is improved property known as: **7308 Weston Way Drive, Nashville, TN 37221**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this October 18, 2017.

YWCA of Nashville & Middle TN

By Sharon Roberson, President & CEO

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 18th day of October, 2017, before me, appeared Sharon Roberson, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the President and CEO of YWCA of Nashville & Middle TN and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Sharon Roberson, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY