This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Bill Garrett Davidson County
Batch# 22393 DEEDWARR
11/06/2017 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,304.25
20171106-0113719

State of Tennessee}
County of Davidson}

The actual consideration or value, whichever is greater for this transfer is: $ 352,500.00

Affiant Signature

Subscribed and sworn to before me on this the 31st day of October, 2017

Notary Public

My Commission expires 10/7/19

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

NAME AND ADDRESS OF PROPERTY OWNER:
Rebecca A. Scarpati
2220 Westview Dr.
Nashville, Tennessee 37212-4123
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 104100D00200CO

WARRANTY DEED

17NT00308

Effective the 31st day of October, 2017 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

PAUL H. VIETS AND SHARON A. VIETS REVOCABLE TRUST

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

REBECCA A. SCARPATI

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 11B, OF WESTVIEW PARK CONDOMINIUM, A HORIZONTAL PROPERTY REGIME PURSUANT TO THE TENNESSEE HORIZONTAL PROPERTY ACT, AS SHOWN ON THE EXHIBIT "D" OF RECORD IN BOOK 6522, PAGE 492, 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 THE PAUL H. VIETS AND SHARON A. VIETS REVOCABLE TRUST U/A 1/15/99 BY WARRANTY DEED FROM PATRICIA LUNA, MARRIED AS RECORDED 3-20-06 AS INSTRUMENT NO. 20060320-0031867.

This is improved property commonly known as 2220 WESTVIEW DR., NASHVILLE, TN 37212.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 31st day of October 31, 2017

Trustee of the Paul H. Viets and Sharon A. Viets Revocable Trust

Paul H. Viets, trustee of the Paul H. Viets and Sharon A. Viets Revocable Trust

State of Kansas
County of Montgomery

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Paul H. Viets, trustee of the Paul H. Viets and Sharon A. Viets Revocable Trust**, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 31st day of October, 2017.

Michelle L. Gustin
Notary Public

My commission expires: 9-1-2020

MICHELLE L. GUSTIN
Notary Public, State of Kansas
My Appointment Expires

Certificate of Authenticity

I, Edward A. Cooper, 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 Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-5-18

Notary's Seal (if on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY