Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: A-KW-18-17470

Karen Y Johnson Davidson County
Batch# 154418 **DEEDWARR**
10/26/2018 01:43:48 PM 3 pgs
Fees: $18.00 Taxes: $721.50

20181026-0106352

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $195,000.00

Affiant

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Subscribed and sworn to before me this 25th day of October, 2018.

Notary Public
My commission expires: 7/6/20

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Kara Schoepke 7470 Charlotte Pike Apt. 106 Nashville, TN 37209	new owner	114-11-0A-006.00-C

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Nathaniel O. Stinson and Rachel Barry Stinson, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Kara Schoepke, an unmarried woman,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 106 of West Hills Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, Et. Seq. as amended, Tennessee Code Annotated, and as established by a Master Deed and by laws of record in Instrument No. 20021212-0122257 and supplements and amendments of record in Instrument No. 20020125-0010758, No. 20021021-018687 and 20040115-0006459, Register's Office for Davidson County, Tennessee, together with the undivided percentages interest in the common elements appurtenant to said unit as set forth in said Master Deed, reference is hereby made to the plat of West Hills Condominiums, as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of said unit.

Being the same property conveyed to Nathaniel Overton Stinson and Rachel

Barry Stinson, husband and wife, by deed from Brian R. Ochs and Amy S. Ochs, husband and wife, of record in Instrument No. 20170725-0075151, Register's Office for Davidson County, Tennessee, and dated July 25, 2017.

This conveyance is made subject to the following:

1. Subject to the Covenant, Condition, or Restriction, recorded in Instrument No. 20021212-0122257 and amended in Instrument No. 20020125-0010758, No. 20021021-0128687, No. 20040115-0006459, No. 20170223-0018186, No. 20180206-0011883, and No. 20180511-0045318, the official records of Davidson County Register of Deeds.

2. Charter for West Hills Condominium Homeowners' Association of record in Instrument No. 20001212-0122256.

3. By Laws of record in Instrument No. 20151007-0102294.

4. Easement to Right of Way to Tennessee Electric Power Company as set forth in Book 751 Page 374 and Book 787 Page 13.

5. Agreement for Dedication of Easement for Sanitary Sewers as set for in Book 5222 Page 723 and Book 5222 Page 750.

This property is improved property known as 7470 Charlotte Pike, Apt 106, Nashville, TN 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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 25th day of October, 2018.

Nathaniel O. Stinson

Rachel Barry Stinson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 25th day of October, 2018, before me personally appeared Nathaniel O. Stinson and Rachel Barry Stinson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 25th day of October, 2018.

Notary Signature
My commission expires: 2/25/19