This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This space intentionally left blank for recording purposes.

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Karen Johnson Davidson County
Batch# 189373 DEEDWARR
01/29/2019 11:18:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190129-0008455

New Owner:	**Send Tax Bill:**	**Map/Parcel**
MATTHEW WARREN ELIZABETH ASHLEY WARREN 7277 Charlotte Pike #239, Unit 75 Nashville, TN 37209	NVR Mortgage Finance, Inc. 121 Hillpointe Dr., Ste. 100 Canonsburg, PA 15317	114-08-0-C-78

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

HEATHER BOYLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIANT

Sworn to and subscribed before me this 7th day of January, 2019.

COMMISSION EXPIRES: MARCH 10, 2019

Notary Public

My Commission Expires: 3/10/19

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, I, ELIZABETH A. WARREN, also known as ELIZABETH ASHLEY WARREN, married, and for express purpose of creating tenancy by the entireties, do hereby transfer and convey any and all interest owned by me in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to MATTHEW WARREN and ELIZABETH ASHLEY WARREN, Husband and Wife.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

I further covenant and bind myself, my heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, its successors, heirs and assigns against the lawful claims of all

persons.

Whenever 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 HANDS this ____ day of January, 2019.

By: _____
ELIZABETH A. WARREN

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ELIZABETH A. WARREN, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 20 day of January, 2019.

_____
NOTARY PUBLIC

My Commission Expires: 3/10/19

HEATHER BOYLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 10, 2019

Exhibit A

Property Description

Said property is described to wit:

Being Unit 75 on the Plan of West Park Phase Two as established by a Master Deed for West Park Homeowners Association, Inc., of record as Instrument #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 #20041221-0151636, on a plan of West Park, Phase Two of record in Instrument #20041112-0136248, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to NVR, Inc., t/a Fox Ridge Homes, by deed from Vastland Communities, LLC, of record in Instrument #20050908-0108206, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Property taxes for the year 2006, a lien, but not yet due and payable.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record as Instrument #20040304-0024541, Instrument #20041221-0151636 and Instrument #20050222-0018812. Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familiar status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

An Overhang Easement for electric power lines and incidental use over a portion of the property granted to The Metropolitan Government by The Eldorado Company of record in Deed Book 6301 at Page 684, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record as Instrument #20030530-0073233, register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of Boundary Plan of West Park of record in Instrument #20040624-0075136, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of West Park, Phase One of record in Instrument #20040624-0075135, said Register's Office.

Subject to plan of record in Plat Instrument #20040304-0024541 and Instrument #20041112-0136248, said Register's Office.

Master Deed of record in Instrument #200403044-0024541 and Instrument #20041112-0136248, said Register's Office.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

Being the same property conveyed to ELIZABETH A. WARREN, married, by Warranty Deed of record from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, with Instrument Number 20051229-0155938, Register's Office for Davidson County, Tennessee.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 7277 Charlotte Pike #239, Unit 75 Westpark, Nashville, TN 37209.

Tennessee Certification of Electronic Document

I, James M. Adcox III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

James M Adcox III
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lindsay Weiss Hinson, a notary public for this county and
Notary's Name

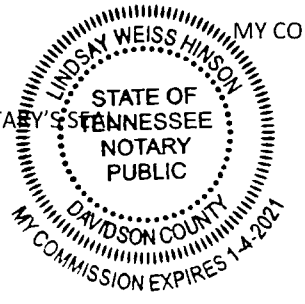
state, James M. Adcox III, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Lindsay Weiss Hinson
Notary Signature

MY COMMISSION EXPIRES: 1/4/24

NOTARY'S STAMP:



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).