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

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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# 189418 DEEDWARR
01/29/2019 12:47:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190129-0008510

New Owner:	**Send Tax Bill:**	**Map/Parcel**
MATTHEW WARREN, Trustee ELIZABETH ASHLEY WARREN, Trustee WARREN REVOCABLE LIVING TRUST dated January 4, 2019 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 NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES: MARCH 10, 2019

AFFIANT

Sworn to and subscribed before me this 20 day of January, 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, we, MATTHEW WARREN and ELIZABETH ASHLEY WARREN, Husband and Wife, do hereby transfer and convey any and all interest owned by us 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, TRUSTEES of the WARREN REVOCABLE LIVING TRUST, dated January 4, 2019, as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

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.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their 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 OUR HANDS this _____ day of January, 2019.

By: _____
MATTHEW WARREN

_____
ELIZABETH ASHLEY 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 MATTHEW WARREN and ELIZABETH ASHLEY WARREN, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 29 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 MATTHEW WARREN and ELIZABETH ASHLEY WARREN, Husband and Wife, by Warranty Deed of record from ELIZABETH ASHLEY WARREN, married, with Instrument Number 20190129-0008455, 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:

LINDSAY WEISS HINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2021

(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).