THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34621-01-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $210,000.00. Affiant Subscribed and sworn to before me this 29th day of January, 2019. Notary Public My Commission Expires:

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address New Owner: Aimee K. Weldon 7306 Weston Way Drive Nashville, TN 37221	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 142 10 0 A 021 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christina M. Sneekes**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Aimee K. Weldon,** unmarried ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7306 Weston Way Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 191670 **DEEDWARR**
02/05/2019 08:56:32 AM 3 pgs
Fees: $18.00 Taxes: $777.00

20190205-0010699

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 19-1306

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of January, 2019.

Christina M. Sneekes, by George E. Mudter, Jr., her attorney-in-fact.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George E. Mudter, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Christina M. Sneekes and that he is authorized by Christina M. Sneekes to execute this instrument on her behalf.

Witness my hand, at office, this 29th day of January, 2019.

Notary Public

My Commission Expires:
10-7-2019

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 11-A, together with the appurtenant interest in the common elements of Weston Way, Phase II horizontal property regime established by Master Deed, of record in Book 5935, page 676, amended in Book 6370, page 577, Book 7517, page 115, Book 7517, page 131, Book 8560, page 34, and Instrument No. 20130222-0018132, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed in Book 6370, page 577, and being located upon Lot No. 11 on the Plan of Weston Way of record in Plat Book 5210, page 89, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christina M. Sneekes, unmarried, by deed dated August 3, 2018 from Ben Holt, a married man, of record in Instrument No. 20180807-0077568, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 142 10 0 A 021 00CO.
2. Restrictive covenants contained in an instrument of record in Book 5423, page 573, amended in Book 5426, page 157, Register's Office for Davidson, County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Weston Way Phase II, of record in Book 5935, page 676, and amended in Book 6370, page 577; Book 7517, page 115; Book 7517, page 131; Book 8560, page 34, and Instrument No. 20130222-0018132, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 5210, page 89, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Plat Book 5800, page 95, Register's Office for Davidson County, Tennessee.