Karen Johnson Davidson County
Batch# 262456 DEEDWARR
07/26/2019 09:04:37 AM 3 pgs
Fees: $18.00 Taxes: $758.50

20190726-0073563

WARRANTY DEED

CAVAN MCCANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 18, 2022

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 9/18/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cary Sutinis	Pinnacle Bank	128130A32200CO
(NAME)	(NAME)	
322 Westfield Drive	150 3rd Avenue South, Suite 1000	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, Tennessee, 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I Jessica Woodlee Andes and Nathan Andes, husband and wife, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Cary Sutinis, an unmarried man and Christa Sutinis, an unmarried woman, hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Apartment Unit No. 322 of Westfield Condominiums created under title 66, Section 27-101, et seq. as amended, Tennessee code annotated, and as established by a Master Deed, of record in Book 6678, Page 771, and amended in Book 6736, Page 110, and further amended in Book 6801, Page 962, and Book 6831, Page 982, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit "C" of said Master Deed. reference is hereby made to the plat of Westfield Condominiums set forth as Exhibit "D" of said amendment to the Master Deed of record in Book 6831, Page 982, in said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Jessica K. Woodlee, a single woman by Warranty Deed from Beverly Ann Upchurch, unmarried, dated 11/20/2015, of record in Instrument 201511250119977, Register's Office for Davidson County, Tennessee.

Jessica K. Woodlee having since married and is now known as Jessica Woodlee Andes.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Subject to: Covenants, conditions, easements and restrictions recorded in Book 6678, Page 771, and amended in Book 6736, Page 110, Book 6801, Page 962, Book 6831, Page 982, Book 7271, Page 256 together with all amendments thereto; Alll matters shown on the plat of record in Plat Book 6250, Page 748, in the Register's Office for Davidson County, Tennessee; Grant of Easement for Sewer Line Easement including terms and

conditions thereof as recorded in Book 6551, Page 981; Easement including terms and conditions thereof as recorded in Book 6250, Page 590; Agreement for Dedication of Public Utilities Easement Easement including terms and conditions thereof as recorded in Book 7803, Page 694.

unimproved ☐

This is improved ☒ 322 Westfield Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their assigns, against 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.

Effective the 25th day of July, 2019.

Jessica Woodlee Andes
Jessica Woodlee Andes

Nathan Andes, by Jessica Woodlee Andes, his attorney-in-fact
Nathan Andes, by Jessica Woodlee Andes, his attorney-in-fact

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jessica Woodlee Andes, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 25th day of July, 2019.

Tracey Trumphour
Notary Public:
My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Wilson

Before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Jessica Woodlee Andes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Nathan Andes, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument # 20190726-0073502, Register's Office for Davidson County, Tennessee.

Witness my hand and Official seal this 25th day of July, 2019.

Tracey Trumphour
Notary Public
My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122