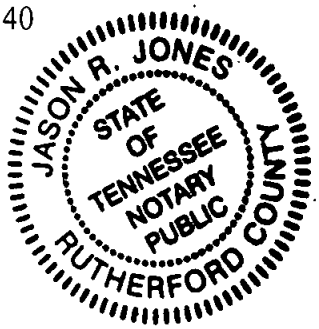
THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P19-26464



Karen Johnson Davidson County
Batch# 288070 DEEDWARR
09/19/2019 09:19:25 AM 2 pgs
Fees: $13.00 Taxes: $1,508.39

20190919-0095035

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 407,674.00.

Jennifer Crowell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 12/1/2020

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Catherine West Olivetti, Trustee	Catherine West Olivetti, Trustee	
6377 Ivy Street	52 Crosswinds Drive	090120R00100CO
Nashville, TN 37209	Hilton Head Island, SC 29926	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Susan Ney, unmarried,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Catherine West Olivetti, Trustee of the Sherwood F. West Trust u/a/d August 19, 1993,**

HEREINAFTER CALLED THE GRANTEE, HER SUCCESSORS IN TRUST AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County being Unit A as shown on Plat being Exhibit B to the Master Deed of Ivy Street Townhomes, a horizontal property regime of record as instrument number 20161128-0124591 Registrar' s Office of Davidson County, Tennessee with the right to use of the limited common element for Unit A and the shared driveway as shown on the said Plat.

Being the same property conveyed to Susan Ney, a single woman by Warranty deed from Skyview Property Group, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180507-0043592 Register's Office for Davidson County, Tennessee, dated May 04, 2018 and recorded on May 07, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **6377 Ivy Street, 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, her successors in trust and assigns forever; and we do covenant with the said GRANTEES 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, her successors in trust and 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.

Witness my hand this the 18th day of September, 2019.

Susan Ney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Susan Ney** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 18th day of September, 2019.

My Commission expires: 1-6-20

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE