WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/3/21

(AFFIX SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

Y-BR-19-2736

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Andrew West and Olivia Campbell West	**USAA Federal Savings Bank**	
(NAME) **2736 Greenside Place**	(NAME) **10750 McDermott Freeway**	**083-04-0A-009.00-CO**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **San Antonio, TX 78288-0558**	
(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 consideration, the receipt of which is hereby acknowledged, **ELIOT DOUGLAS KERNER AND MEGAN MICHELLE SUTTON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREW WEST AND OLIVIA CAMPBELL WEST, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of First Amendment Greenside Park of record in Plat at Instrument Number 20120507-0039371 revising Instrument No. 20120418-0033109 , in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eliot Kerner, an unmarried man, as to an undivided 50% interest, and Megan Sutton, an unmarried woman, as to an undivided 50% interest, as joint tenants with right of survivorship by Warranty deed from Jimmy Peach Jr. and Katy Peach, husband and wife of record in Instrument No. 20141209-0112668 Register's Office for Davidson County, Tennessee, dated December 05, 2014 and recorded on December 09, 2014.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 5210, Page 31 and Plat Book 547, Page 158, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument Number 20120507-0039371, amending Instrument no. 20120418-0033247, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20120409-0030265, as amended in Instrument no. 20130115-004913, as further amended in Instrument No. 20140219-0014317, as further amended in Instrument No. 20170724-0074578, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5354, Page 903, in the Register's Office for Davidson County, Tennessee.
- Agreement of record in Book 5546, Page 104, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20070205-0014395, in the Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20100517-0037548, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA of record in Instrument Number 20151208-0123635, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Street Right-of-way recorded on September 29, 2015 of record in Instrument Number 20150929-0098828, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2736 Greenside Place, Nashville, Tennessee 37206**.

Karen Johnson Davidson County
Batch# 311335 **DEEDWARR**
11/05/2019 02:18:44 PM 2 pgs
Fees: $13.00 Taxes: $1,813.00

20191105-0114339

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), their heirs and 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), their heirs 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/our hand(s) this the 4th DAY OF NOVEMBER, 2019.

Eliot Douglas Kerner

Megan Michelle Sutton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIOT DOUGLAS KERNER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of November, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

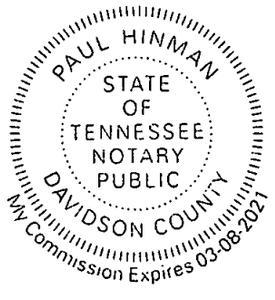


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MEGAN MICHELLE SUTTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of November, 2019.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
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Nashville, TN 37212