THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 200224758** Karen Johnson Davidson County Batch# 366788 **DEEDWARR** 03/04/2020 01:47:26 PM 2 pgs Fees: $13.00 Taxes: $1,110.00 20200304-0024218	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $300,000.00. Affiant Subscribed and sworn to before me, this 2nd day of March, 2020. Notary Public My Commission Expires: 3/13/2022 APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Kelsey Callahan 7277 Charlotte Pike, #138 Nashville TN 37209	Send Tax Bills To: GUARANTEED RATE, INC. 3940 N RAVENSWOOD CHICAGO, ILLINOIS 60613	Tax Information: Tax Parcel ID No. 114-08-0C-016.00 CO

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, **Rodolfo Alaba and Flordeliza Alaba, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Kelsey Callahan, a single woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 16 on the plan of West Park Homeowner's Association, Inc., as shown on Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions of West Park Homeowner's Association, Inc., a Horizontal Property Regime with Private Elements of record in Instrument No. 20040304-0024541, amended in Instrument No. 20041221-0151636 and in Instrument No. 20050222-0018812, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to RODOLFO ALABA AND FLORDELIZA ALABA, by deed from PATRICK A. JOHNSON AND WIFE, MARY E. DA RR-JOHNSON, of record in Instrument No. 20150618-0058307, dated June 17, 2015, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 114-08-0C-016.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20040304-0024541, Instrument No. 20041221-0151636 and Instrument No. 20050222-0018812, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20030530-0073233, said Register's Office.
Easement(s) of record in Book 6301, page 684, said Register's Office.

This is improved property located at 7277 Charlotte Pike, #138 Nashville TN 37209

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of March, 2020.

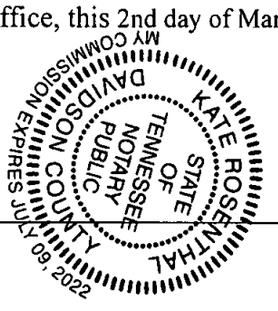
Rodolfo Alaba

Flordeliza Alaba

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rodolfo Alaba and Flordeliza Alaba, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of March, 2020.



Notary Public

My Commission Expires: _____