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Davidson County DEEDWARR
Recvd: 02/28/02 16:12 3pgs
Fees:18.00 Taxes:271.95

20020228-0025778

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $73,500.00. Todd Simon **Affiant** Subscribed and sworn to before me, this 28th day of February, 2002. Notary Public My Commission Expires: 10/25/02

Address New Owner As Follows: Todd M. Simon 156 Westfield Drive Nashville, TN 37221	Send Tax Bills To: SunTrust Bank P. O. Box 305110 Nashville, TN 37230-5110	Map Number: 128-13-A Parcel Number: 156.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JENNIFER L. HEGGIE AND HUSBAND, MIKE HEATH**, SELLERS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **TODD M. SIMON**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 156 of the Westfield Condominiums, (formerly The Hamlett) a horizontal property regime, pursuant to plat of record in Plat Book 6250, page 590, and the first revision thereof in Plat Book 6250, page 748, as further shown and described in an amended document of record in Book 6831, page 982, all in the Register's Office of Davidson County, Tennessee, which plat and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed by Craighead Development, LLC, a Tennessee limited liability company to Jennifer L. Heggie and husband, Mike Heath, by Deed of record in the Register's Office of Davidson County, Tennessee, as Instrument No.20010402-0031155.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2002 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 6678, page 771, as amended in Book 6736, page 110, Book 6801, page 962, Book 6831, page 982, and Book 7271, page 256, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 6250, page 590 and the first revision thereof in Book 6250, page 748 and further amended in Book 6831, page 982, Register's Office for said County.

This is improved property known as 156 Westfield Drive, Nashville, TN 37221.

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, his heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 28th day of February, 2002.

Jennifer L. Heggie

JENNIFER L. HEGGIE

Mike Heath

MIKE HEATH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JENNIFER L. HEGGIE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of February, 2002.

Notary Public

My Commission Expires: 10/25/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MIKE HEATH**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of February, 2002.

Notary Public

My Commission Expires: 10/25/07