(V)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2003.

Notary Public

MY COMMISSION EXPIRES: 9/16-04
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/11/03 14:48 2pgs
Fees:13.00 Taxes:431.05
20030911-0133546

YVETTELYN MELDRUM NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth C. Martin	Kenneth C. Martin	128-13 O/A/219.00CO
(NAME)	(NAME)	
219 Westfield Dr.	same	
(ADDRESS)	(ADDRESS)	
Nashville TN 37221	same	
(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, WE, **Steven B. Deaton**, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kenneth C. Martin and Molly E. Travis, as a one-half undivided interest each**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 219, on the Plan of Westfield Condominiums (formerly The Hamlet), a horizontal property regime established by Master Deed of record in Book 6678, page 771, as amended in Book 6736, page 110, in Book 6801, page 962, in Book 6831, page 982, and in Book 7271, page 256; the Plat of which is or record in Plat Book 6250, page 590, 1st Revision of record in Plat Book 6250, page 748, as amended in Book 6831, page 982, as of record in Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Glenda S. Voss, as Trustee of the Ferrell Living Trust, by deed from Amy Fenichel, Gerald Fenichel and wife, Barbara Fenichel, of record in Book 8940, page 247, Register's Office for Davidson County, Tennessee, dated April 30, 1993. Further conveyed to Glenda S. Voss, as Trustee of the Ferrell Living Trust, by Quitclaim Deed from Glenda S. Voss, of record in Book 9365, page 570, said Register's Office, dated June 1, 1994. Being the same property conveyed to Steven B. Deaton by warranty deed of Ferrell Living Trust, Glenda S. Voss, Trustee, of record in Instrument Number 20021219-0156531, said Register's Office, dated December 11, 2002.

Subject to the following: 2003 County Taxes constitute a lien against said property, but are not yet due and payable. Said taxes have been prorated, with Grantee assuming payment thereof. The Plan of record in Book 6250, page 590, Register's Office of Davidson County, Tennessee. Charter of Westfield Condominiums (formerly The Hamlet) of record in Book 6746, page 677, said Register's Office. Easement conveyed to Harpeth Valley Utility of record in Book 6551, page 981, said Register's Office. Easement of record in Book 6553, page 988, said Register's Office. Easement and Right-of-way Agreement of record in Book 4851, page 918, said Register's Office. Master Deed of Hamlet Condominiums (now known as Westfield Condominiums) of record in Book 6678, page 771, and as amended in Book 6736, page 110, and in Book 6801, page 962, further amended in Book 6831, page 982 and Book 7271, page 256, said Register's Office. By-Laws of Hamlet Condominiums (now known as Westfield Condominiums) Homeowners' Association, Inc. of record in Book 6678, page 802, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 219 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 GRANTEES, their heirs 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 GRANTEES, 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 hand this 29th day of August, 2003.

Steven B. Deaton

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Steven B. Deaton, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 29th day of August, 2003.

Commission expires: 6-16-04

Notary Public

YVETTELYN MELDRUM
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN