PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 10/17/03 14:48 2pgs
Fees:13.00 Taxes:414.40
20031017-0154249

W & I Ref:( DM ) Title No: 45053
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Jennifer Hardeman<br>214 Westfield Drive<br>Nashville, Tennessee 37221 | SouthTrust Mortgage Corporation<br>5409 Maryland Way, Suite 100<br>Brentwood, Tennessee 37027 |

**TAX MAP-PARCEL NUMBERS:** 128-13-A-214

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$112,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lianne M. Bryant**, marriedhereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jennifer Hardeman ,unmarried** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium in Davidson County, Tennessee, being Unit No. 214 of Westfield Condominiums (Formerly The Hamlet) a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 6250, page 590 and the first revision in Book 6250, page 748 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Lianne M. Renaud, unmarried, by deed from Mamie L. Branham, unmarried, of record in Book 9242, page 500, said Register's Office. The said Lianne M. Renaud is now known as Lianne M. Renaud Bryant.

Thomas Bryant, spouse of Lianne M. Bryant joins in this conveyance solely to convey any and all marital interest he may have in the above-described property.

**Description Reference:** Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6250, Page 590 and the first revision thereof in Book 6250, page 748,and as further shown and described in an amended document of record in Book 6831, page 982, said Register's Office, shows an owner's certificate, minimum setback lines and easement(s) to which Plan reference is hereby made for the more complete description and as further shown and described in an amended document of record in Book 6831, page 982, said Registers Office. Agreement for Dedication of public utilities easement of record in Book 7803, page 694, said Register's Office. Lack of direct access to Interstate 40, a controlled access highway, along the northwesterly boundary of subject property. Subject to certain easements, covenants and restrictions as contained in the instrument of record in Book 6551, page 988, said Register's Office. Grant of easement for sewer line of record in Book 6551, page 981, said Register's Office. Easement and right of way agreement for a sewer line of record in Book 4851, page 918, said Register's Office.

The provisions of the condominium Master Deed of record in Book 6678, page 771, and amended in Book 6736, page 110, Book 6801 page 962, Book 6831, page 982, Book 7271, page 256, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

**This is improved property, known as: 214 Westfield, Nashville, Tennessee 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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this.

Lianne M. Bryant

Lianne M. Bryant

Thomas Bryant

**Thomas Bryant**

**State of** TENNESSEE
**County of** DAVIDSON

On this 15th day of October, 2003, before me the undersigned authority, personally appeared Lianne M. Bryant, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

**State of** TENNESSEE
**County of** DAVIDSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $112,000.00

Affiant

Sworn and subscribed before me this the 15th day of October, 2003

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary Public