File Box 8

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/03/04 15:18 2pgs
Fees:13.00 Taxes:399.60

20040603-0065604

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

Aubaine M. Woods
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JUNE, 2004.

CHRISTY WARREN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires JULY 21, 2007 MY COMMISSION EXPIRES: May 28, 2006.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aubaine M. Woods	SunTrust Mortgage, Inc.	128-13-A-134
(NAME)	(NAME)	
134 Westfield Drive #134	201 Fourth Ave. N/7th Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN. 37219	
(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, Christy L. Crow, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Aubaine M. ~~Woods, unmarried~~ 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:

Being Apartment Unit No. 134 of Westfield Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6678, Page 771, and as amended in Book 6736, Page 110, and further amended in Book 6831, Page 982, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common Elements appurtenant to said Unit as set forth in Exhibit "C" of said Master Deed. Reference is hereby made to the plat of Westfield Condominiums set forth as Exhibit "D" of said Amendment to the Master Deed of record in Book 6831, Page 982, in said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Christy L. Crow, unmarried, by deed of record in Instrument No. 20000629-0064552 Register's Office for Davidson County, Tennessee.

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 revised in Book 6250, Page 748 as further shown and described in a document of record in Book 6831, Page 982, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description: The provisions of the condominium Master Deed of record in Book 6678, Page 771, 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. Subject to certain easements, covenants and restrictions as contained in the deed between Bellevue Associates, a Tennessee general partnership and George Gianikas, Trustee of record in Book 6551, Page 988, said Register's Office. Grant easement for sewer line dated April 26, 1985, between Bellevue Associates and Harpeth Valley Utilities District of record in Book 6551, Page 981, said Register's Office. Grant easement for sewer line of record in Book 4851, Page 918, said Register's Office. Lack of direct access to Interstate 40, a controlled access highway along the north boundary of subject property. Subject to agreement of dedication of public utilities easement of record in Book 7803, Page 694, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 134 Westfield Drive #134, 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 1st day of June, 2004.

x Christy L. Crow
Christy L. Crow

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christy L. Crow with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of June, 2004.

Commission expires: May 28, 2006

Notary Public

VICKI HAZELWOOD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

My Commission Expires MAY 28, 2006