Davidson County DEEDWARR
Recvd: 04/05/05 09:37 3 pgs
Fees:18.00 Taxes:438.45

20050405-0036771

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 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 $118,500.00. Carrie Tusler **Affiant** Subscribed and sworn to before me, this 29 day of March, 2005. Notary Public My Commission Expires: 7/29/06

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner As Follows:
Brent Thomas
329 Westfield Drive
Nashville, TN 37221

Send Tax Bills To:
New Owner

Map-Parcel Number:
128-13-0-A 329.00CO
9D 79607

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 Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELIZABETH D. GUNTER**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **BRENT THOMAS**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 329 on the Plan 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 amended in Book 6736, page 110, Book 6801, page 962, Book 6831, page 982, and Book 7271, page 256, Register's Office for said County, 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 complete and accurate description of said Unit.

Being the same property conveyed to Elizabeth D. Guntr by deed from Rachel B. Allensworth and husband, of record as Instrument No. 20030609-0078942, Register's Office for Davidson County, Tennessee.

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. 2005 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 6250, page 590, as revised in Book 6250, page 748, Register's Office for Davidson County, Tennessee.

3. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and ByLaws establishing a Horizontal Property Regime of Westfield Condominiums Condominiums, of record in Book 6678, page 771, Register's Office for said County, 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.

4. Easements of record in Book 6551, page 981 and Book 7803, page 694, Register's Office for said County.

5. Easements, covenants and restrictions as contained in instrument of record in Book 6551 page 988, Register's Office for said County.

6. Rights of others in and to the common elements.

This is improved property known as 329 Westfield Avenue, 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 I covenant with the said Grantee that I am 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 myself, my 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 21st day of March, 2005.

Elizabeth D. Gunter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ELIZABETH D. GUNTER**, 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 29th day of March, 2005.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES: November 22, 2008

SHAUNA D... NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TE...