WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6TH DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/10/05 11:51 2 pgs
Fees:13.00 Taxes:432.90
20051010-0122115

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lori Leigh Crownover	Countrywide Tax Service	
(NAME)	(NAME)	
176 Westfield Drive	26050 Muccaw Rd. Ste. 101	Map 128-13-A
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Calabasas, CA. 91302	Parcel 176.00 CO
(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, I, **SUSAN W. BAKER, UNMARRIED**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **LORI LEIGH CROWNOVER, UNMARRIED**, hereinafter called the Grantee, her 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. 176 of Westfield Condominiums created under Title 66, Section 27-101, et seq. as amended Tennessee Code Annotated as established by a Master Deed of record in Book 6678, page 771, and 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 convyed to Susan W. Baker, unmarried, by Warranty Deed from Jerry Rossman, unmarried, dated September 10, 2001, of record in Instrument No. 20010918-0101215, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2005 property taxes which have been prorated and assumed by the Grantee; (b) All matters shown on the plan of record in Book 6250, page 748, said Register's office; (c) Right-of-way Easement for Sewer Lines of record in Book 4851, page 918, said Register's Office; (d) Water Line Easement of record in Book 7803, page 694, said Register's Office; (e) Sanitary Sewer Line Easement of record in Book 6551, page 981, said Register's Office; (f) Charter of The Westfield Condominiums Homeowners' Association, Inc., of record in Book 6746, page 677, Register's Office for Davidson County, Tennessee; and (g) Master Deed and ByLaws of The Westfield Condominiums of record in Book 6678, page 771, and as amended in Book 6736, page 110, Book 6801, page 962, and Book 6831, page 982, and Book 7271, page 256, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 176 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 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.

In witness whereof, Beth Anderson as attorney-in-fact for Susan W. Baker, pursuant to Power of Attorney recorded in Instrument No. _____ - X _____, Register's Office for Davidson County, Tennessee, does hereby authorize and sign on behalf of Susan W. Baker, this 6th day of October, 2005.

SUSAN W. BAKER Susan W. Baker by power of attorney
Beth Anderson
BY: BETH ANDERSON, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Y20051010-0122114

Before me, the undersigned, a notary of the state and county aforementioned, personally appeared, Beth Anderson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Susan W. Baker, and who acknowledged that she executed the same as the free act and deed of Susan E. Baker.

Witness my hand and official seal on this 6th day of October, 2005.

MY COMMISSION EXPIRES: _____

Brenda S Lane
NOTARY PUBLIC

BRENDA S. LANE
STATE OF TENNESSEE
Exp. 5/23/06
NOTARY PUBLIC
DICKSON COUNTY, TENN.