WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TAHIRA J. BROWN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN My Commission Expires September 26, 2009

THIS INSTRUMENT WAS PREPARED BY
, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Darrell R. Brown	Darrell R. Brown	128-13-A-239.00
(NAME) 239 Westfield Drive	(NAME) 239 Westfield Drive	
(ADDRESS) Nashville, Tennessee 37221	(ADDRESS) Nashville, TN 37221	Map & Parcel 128-13-A-239.00
(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, Ronald D. Lowery and wife, Connie C. Lowery, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Darrell R. Brown, 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. :

A certain condominium apartment in Davidson County, Tennessee, Being Apartment Unit No. 239 of Westfield Condominiums created under Title 27-101, et seq. as amended, a Tennessee code annotated, and as 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 Dee. 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, and Book 7271, Page 256, in said Register's office, for a more complete identification and description of such unit.

Being the same property conveyed to Ronald D. Lowery and wife, Connie C. Lowery by Deed from Albert T. Posnack and wife, Cynthia Posnack dated 09/19/88 and recorded 09/22/88 in Book 7633, Page 239, said register's Office.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) None found of record

unimproved ☐

This is improved ☒ property, known as 239 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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 11th day of September, 2006.

Davidson County DEEDWARR
Recvd: 09/19/06 10:54 2 pgs
Fees:13.00 Taxes:421.80

20060919-0115818

Ronald Dale Lowery

Connie C. Lowery

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Ronald D. Lowery and wife, Connie C. Lowery, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 11 day of Sept, 2006.

Commission expires:

Tahira J. Brown
Notary Public

