WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/28/06 15:33 2 pgs
Fees:13.00 Taxes:517.63
20060928-0120347

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

FILE BOX 19B
06-09-008-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00 <

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th day of September, 2006

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
BRUCE C. BRACY (NAME)	AMERICA'S WHOLESALE LENDER (NAME)	128-13-A
222 Westfield Drive (ADDRESS)	2375 N. Glenville Drive (ADDRESS)	222.00CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Richardson, TX 75082 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **JOSEPH P. LUCAS, TRUSTEE and his successors in trust of The Joseph P. Lucas Revocable Living Trust**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BRUCE C. BRACY, UNMARRIED**, hereinafter called the Grantee(s), his and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A CERTAIN CONDOMINIUM UNIT in Davidson County, Tennessee, described as follows: Unit 222, in a Horizontal Property Regime as shown on the condominium site plan of Westfield Condominiums (formerly the Hamlet), as of record in Plat Book 6250, Page 590 and revised in Plat Book 6250, Page 748, Register's Office for Davidson County, Tennessee.

THE PREMISES herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of the 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Westfield Condominiums (formerly the Hamlet), as of record in Book 6678, Page 771; amended in Book 6736, Page 110; Book 6801, Page 962; Book 6831, Page 982; and Book 7271, Page 256, said Register's Office.

BEING the same property conveyed to JOSEPH P. LUCAS, TRUSTEE OF THE JOSEPH P. LUCAS REVOCABLE LIVING TRUST by Quitclaim Deed from JOSEPH P. LUCAS, dated November 6, 2002, of record in Instrument No. 20021112-0139802, said Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Westfield Condominiums, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved
Improved ☐ property known as: 222 Westfield Drive, Nashville, TN, 37221.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 27th day of September, 2006.

JOSEPH P. LUCAS, TRUSTEE and his successors in trust of The Joseph P. Lucas Revocable Living Trust

By: Joseph P. Lucas, Trustee
JOSEPH P. LUCAS, TRUSTEE

STATE OF MARYLAND)
COUNTY OF MONTGOMERY)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOSEPH P. LUCAS, TRUSTEE and his successors in trust of The Joseph P. Lucas Revocable Living Trust**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at GERMANTOWN, MARYLAND, this 27th day of September, 2006.

JEFFREY HOWZE
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires April 7, 2008

My Commission Expires: _____

Notary Public

