WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/07/06 08:48 2 pgs
Fees:13.00 Taxes:321.90
20061107-0138322

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $87,000.00.

Affiant

Subscribed and sworn to before me this 26th day of October, 2006

Notary Public
My Commission expires: 6/22/09
(Affix Seal)

TAMI DANIEL LAMPLEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Tara Couch	Same	128-13-0A-142.00CO
142 Westfield Drive		
Nashville, TN 37221		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Roselynn Valinsky**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Tara Couch**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, and being Unit No. 142 of the Westfield Condominiums (formerly The Hamlet), created under T.C.A. 66-27-101, et seq, as amended, as established by Boundary Plats of record in Book 6250, page 590, amended at Book 6250,p age 748, and by Master Deed at Book 6678, page 771, as amended at Book 6736, page 110, Book 6801, page 962, Book 6831, page 982, and Book 7271, page 256, and as set forth in Exhibit "D" to said Amended Master Deed at said Book 6831, page 982, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit "C" of said Amended Master Deed, all of record in said Register's Office, and all to which reference is hereby made and the same incorporated herein for a complete description of said Unit and the conveyance hereby made.

Being the same property conveyed to Roselynn Valinsky, by deed from Jeanine P. Thompson (formerly Jeanine Rose Petrone) and husband, Tommy W. Thompson, on September 8, 1997, of record in Book 10599, page 725, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2007 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 128-13-0A-142.00CO.
- Subject to all matters as shown on the Plan of record in Book 7803, page 694, Register's Office Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 6746, page 677, Register's Office for Davidson County, Tennessee.
- Boundary Plats of record in Book 6250, page 590; and Book 6250, page 748, Register's Office for Davidson County, Tennessee.
- Master Deed of record in Book 6678, page 771; and Book 6736, page 110; and Book 6831, page 982; and Book 6736, page 110; and Book 6801, page 962; and Book 6831, page 982; and Book 7271, page 256, Register's Office for Davidson County, Tennessee.
- **By-Laws of record in Book 7271, page 310, Register's Office for Davidson County, Tennessee.**

This is improved property known as: **142 Westfield Drive, Nashville, TN 37221**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this October 27, 2006.

Roselynn Valinsky

Roselynn Valinsky

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Roselynn Valinsky** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 27, 2006

My commission expires 8/10/10

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY