Davidson County DEEDWARR
Recvd: 05/02/07 14:56 2 pgs
Fees:13.00 Taxes:517.63

20070502-0052677

WARRANTY DEED

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE TN 37203

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 THE 26TH DAY OF APRIL, 2007.

Notary Public

NOTARY PUBLIC AT LARGE

MY COMMISSION EXPIRES: May 24. 2008

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd, Suite 500, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James David Faulkner	Countrywide Home Loans	128-13-A-416 CO
(NAME) **416 Westfield Drive**	(NAME) 4500 Park Granada	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) Calabasas, CA 91302	
(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, **Rachel C. Toney, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James David Faulkner**, 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:

LAND in Davidson County, Tennessee, being Apartment Unit No. 416 on the plan of Westfield Condominium 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, and further amended in Book 6801, Page 962, and 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 of such Unit.

BEING the same property conveyed to Rachel C. Toney, unmarried by Warranty Deed from Robert Holmes and wife, Donna Holmes dated May 30, 2003 and filed for record in Instrument No. 20030604-0076359, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **416 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.

Witness my hand this **26th day of April, 2007.**

Rachel C. Toney

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Rachel C. Toney**, unmarried with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself/themselves to be the person(s) who executed the foregoing instrument for the purpose therein contained, and that he/she/they executed the same as his/her/their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this **26th day of April, 2007.**

Commission expires:

My Commission Expires JULY 19,2008

Notary Public

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.