WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/04/08 14:46 2 pgs
Fees:13.00 Taxes:351.50
20080104-0001278

State of Tennessee)
County of Davidson)

07-12-026-KR

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd day of January, 2008.

KAREN RUSSELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 05/26/09 (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
CAROL WILKER	**CAROL WILKER**	128-13-A
(NAME) 1730 Glen Echo Road	(NAME) 1730 Glen Echo Road	343.00CO
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(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, **EWIN NORMAN EARLS, JR.**, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CAROL WILKER**, MARRIED, hereinafter called the Grantee(s), their 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. 343, of the WESTFIELD CONDOMINIUMS, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, 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 said Master Deed. Reference is hereby made to the Plat of WESTFIELD as shown on Exhibit "C" to the 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, as aforementioned, said Register's Office, for a more complete identification and description of such unit.

BEING all of the same property conveyed to Ewin Norman Earls, Jr. and wife, Helen Earls by Deed from George Gianikas, Trustee of record in Book 7248, Page 662, Register's Office for Davidson County, Tennessee. Subsequently, Helen Earls died and title having vested in Ewin Norman Earls, Jr. as surviving tenant by the entirety.

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, 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: 343 Westfield, 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, its hands, this 3rd day of January, 2008

Ewin Norman Earls Jr.
EWIN NORMAN EARLS, JR. by
ROBERT W. EARLS, ATTORNEY-IN-FACT
by Robert W Earls

STATE OF Tennessee
COUNTY OF Davidson

On this 3rd day of January, 2008, before me personally appeared ROBERT W. EARLS, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of EWIN NORMAN EARLS, JR., and acknowledged that he executed the same as the free act and deed of the said EWIN NORMAN EARLS, JR..

Witness my hand and official seal at Brentwood, Tennessee, this 3rd day of January, 2008.

My Commission Expires: 01/03/11

Notary Public

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Karen Russell

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Karen Russell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/03/11

Notary Public

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON