THIS INSTRUMENT PREPARED BY:
CHAFFIN, BURNSED & SMITH, PLLC
ONE AMERICAN CENTER, SUITE 550
3100 WEST END AVENUE
NASHVILLE, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 02/28/08 15:02 3 pgs
Fees:18.00 Taxes:545.38
20080228-0019844

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 128-13-0-A-219.00

The actual consideration or value, whichever is greater, for this transfer is $147,400.00.

Affiant

Subscribed and sworn to before me this the 28th day of February, 2008.

My Commission Expires: 1/24/09

Notary Public

LINDA F. BURNSED STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

ADDRESS NEW OWNER(S) AS FOLLOWS:

Brook E. Sweet
(Name)
219 Westfield Drive
(Street Address)
Nashville, Tennessee 37221

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantees," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **WENDY F. BUSH, a single woman**, hereinafter the "Grantor," has bargained and sold, and does by these presents transfer and convey, unto **BROOK E. SWEET, a single woman** (hereinafter "Grantee"), a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 219, on the Plan of Westfield Condominiums (formerly The Hamlet), a horizontal property regime established by Master Deed of record in Book 6678, page 771, as amended in Book 6736, page 110, in Book 6801, page 962,in Book 6831, page 982, and in Book 7271, page 256; the Plat of which is of record in Plat Book 6250, page 590, 1st Revision of record in Plat Book 6250, page 748, as amended in Book 6831, page 982, as of record in Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Wendy F. Bush in Instrument 20070625-0075628, recorded 6/25/2007, Register's Office for Davidson County, Tennessee.

BEING improved property known as 219 Westfield Drive, Nashville, 37221.

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 "Grantee," her successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Davidson County Real Property Taxes for the year 2008 and subsequent years. Tax Parcel No. 128-13-0-A-219.00

2. All matters shown on Plat recorded in Book 6250, page 590, revised in Book 6250, page 748 and amended in Book 6831, page 982, Register's Office for Davidson County.

3. Easement (s) to Harpeth Valley Utility District, as set forth in instrument recorded in Book 6551, page 981, said Register's Office.

4. Easement(s) of record in Book 6553, page 988 in the said Register's Office.

5. The premises herein is a condominium apartment established pursuant to the 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; 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, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property regime of Westfield Condominiums, and recorded in Book 6678, page 771, as amended in Book 6736, page 110; Book 6801, page 962; Book 6831, page 982 and Book 7271, page 256, Register's Office for Davidson County, Tennessee.

6. By-Laws of Westfield Condominiums of record in Book 6678, page 802, said Register's Office.

7. Charter of Westfield Condominiums Homeowner's Association of record in Book 6746, page 677, said Register's Office.

8. Easement and Right-of-Way Agreement of record in Book 4851, page 918, said Register's Office.

Grantor further covenants and binds herself, her heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, her heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantor has caused her name to be affixed hereto on this 28th day of February, 2008.

Wendy F. Bush

Wendy F. Bush

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Wendy F. Bush,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 28th day of February, 2008.

Notary Public

My Commission Expires: 1/24/09

LINDA F. BURNSED NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Casey M. Fisher, 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.

Casey M. Fisher

State of Tennessee
County of Davidson

Personally appeared before me, Amy D. Nix, a notary public for this county and state, Casey M. Fisher, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

Commission Expires: 7-19-08

AMY D. NIX
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY