Return to:

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF August, 2008.

Notary Public

MY COMMISSION EXPIRES: 1-20-09
(AFFIX SEAL)

WARRANTY DEED

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

B-GB-08-406

THIS INSTRUMENT WAS PREPARED BY
Rivertide and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samantha Roberts	Bank of America	
406 Westfield Drive	(NAME) 9000 Southside Blvd., Bldg. 600	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Jacksonville, FL 32256	128-13-A-406.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARIE S. GILLAND, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SAMANTHA ROBERTS, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 406, WESTFIELD CONDOMINIUMS (FORMERLY THE HAMLET), AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6250, PAGE 590, REVISED IN BOOK 6250, PAGE 748, AND FURTHER AMENDED IN BOOK 6831, PAGE 982, AND AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 6678, PAGE 771, BOOK 6736, PAGE 110, BOOK 6801, PAGE 962, BOOK 6831, PAGE 982 AND BOOK 7271, PAGE 256 IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO MARIE S. GILLAND, UNMARRIED BY DEED FROM KRIS N. SADLER ALLEN, JOINED BY HER HUSBAND, JAMES MARSHALL ALLEN, JR., RECORDED ON THE 1ST DAY OF FEBRUARY, 1995 IN BOOK 9584, PAGE 991, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING RESTRICTIONS AND EASEMENTS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 6250, PAGE 590, REVISED IN BOOK 6250, PAGE 748, AND FURTHER AMENDED IN BOOK 6831, PAGE 982; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 6551, PAGE 988; HOA BY-LAWS OF RECORD IN BOOK 6678, PAGE 802 AND BOOK 7271, PAGE 310; HOA CHARTER OF RECORD IN BOOK 6746, PAGE 677; MASTER DEED OF RECORD IN BOOK 6678, PAGE 771, AS AMENDED BY INSTRUMENT OF RECORD IN BOOK 6736, PAGE 110, BOOK 6801, PAGE 962, PAGE 6831, PAGE 982 AND BOOK 7271, PAGE 256; EASEMENT FOR PUBLIC UTILITES OF RECORD IN BOOK 7803, PAGE 694; EASEMENT FOR RIGHT OF WAY OF RECORD IN BOOK 4851, PAGE 918; EASEMENT OF RECORD IN BOOK 6551, PAGE 988, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 406 Westfield Drive, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 08/27/08 10:13 2 pg
Fees:13.00 Taxes:536.50

20080827-0087895

Witness my/our hand(s) this 20th day of August, 2008.

Marie S. Gilland

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marie S. Gilland, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of August, 2008.

Notary Public

My Commission Expires: 5/22/10

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903