WARRANTY DEED

BOX 50-B

PREPARED BY: BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

STATE OF TENNESSEE
COUNTY OF **Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 120,350.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **15th** DAY OF **October, 2008**

Notary Public

MY COMMISSION EXPIRES: 1-9-11
(AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 10/20/08 11:24 2 pg
Fees:13.00 Taxes:445.30
20081020-0105003

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title, LLC
100 Bluegrass Commons Blvd. Suite 2110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ada F. Norfleet	FRANKLIN AMERICAN	**128120A17600CO**
(NAME) **176 Westfield Drive**	(NAME) 501 CORPORATE CTR DR.	
(ADDRESS) **Nashville,TN 37221**	(ADDRESS) FRANKLIN, TN 37067	
(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, **Lori Leigh Crownover, an unmarried woman** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ada F. Norfleet,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 176 OF WESTFIELD CONDOMINIUMS 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 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 AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO LORI LEIGH CROWNOVER, UNMARRIED, BY WARRANTY DEED FROM SUSAN W. BAKER, UNMARRIED, RECORDED OCTOBER 10, 2005 IN INSTRUMENT NO. 20051010-0122115, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **176 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **15th** day of **October**, **2008**.

Lori Leigh Crownover

By Lori Leigh Crownover
Lisa Cummings, Atty-In-Fact
By Lisa Cummings AIF

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 15th day of October, 2008, before me personally appeared Lisa Cummings, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Lori Leigh Crownover, and who acknowledged that she executed the same as the free act and deed of the said Lori Leigh Crownover, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Book _____, page _____, said Register's Office..

20081020-0105002

Witness my hand and official seal this 15th day of October, 2008.

Kelly Ann Callaghan
NOTARY

My Commission Expires: July 3, 2012

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON