WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090025222 DEEDWARR
Recvd: 04/16/09 13:28 2 pgs
Fees: 13.00 Taxes: 399.60
20090416-0034618

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$108,000.00**

Debbie Dana-chen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF APRIL, 2009.

Kristi Howell
Notary Public

MY COMMISSION EXPIRES: 5-23-11

(AFFIX SEAL)

KRISTI HOWELL NOTARY PUBLIC TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kennethia Waggoner	Same as new owner	**128-13A-232CO**
(NAME)	(NAME)	
232 Westfield Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	,	
(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, **Ronald E. Barker, an unmarried man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kennethia Waggoner**, 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:

Being Apartment Unit No. 232 of Westfield Condominiums, created under Title 86, Section 27-101, et seq., as amended Tennessee Code Annotated, and as established by a Master Deed of record in Book 6678, page 771; amended in Book 6736, page 110 and Book 6801, page 962 and further amended in Book 6831, page 982 and further amended in Book 7271, page 256, in 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 (formerly The Hamlet, of record in Book 6250, page 590 and revised in Book 6250, page 748) of record as Exhibit "D" of said amendment to Master Deed of record in Book 6831, page 982, in Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Ronald E. Barker, an unmarried man by deed dated December 22, 2003 from Household Financial Center, Inc. of record in Instrument No. 20031229-0183400, said Register's Office.

Subject to current years taxes, restrictions, easements, and rights of way of record in said Register's Office.

unimproved ☐

This is improved ☒ property, known as **232 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 9th day of April, 2009.

Ronald E. Barker

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald E. Barker, an unmarried man, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9TH DAY OF APRIL, 2009.

Commission expires: 3-4-13



Notary Public