BILL GARRETT, Davidson County
Trans:T20090032265 DEEDWARR
Recvd: 05/15/09 12:32 2 pgs
Fees:13.00 Taxes:440.30
20090515-0044859

DEVON J. SUTHERLAND NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY TENN.

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $119,000.00.

Thomas G. Tracy
Affiant

Subscribed and sworn to before me, this 6th day of May, 2009.

Notary Public: Devon J. Sutherland
My Commission Expires: 11/20/12

WARRANTY DEED

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Thomas G. Tracy 206 Westfield Drive Nashville, TN 37221	New Owner	128130A20600CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Linda Clonce**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Thomas G. Tracy, an unmarried person**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

A Certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 206 of the Westfield Condominiums, (formerly the Hamlet) a Horizontal Property Regime, as of record in Book 6250, Page 590 and revised in Book 6250, Page 748, as further shown and described in an amended document of record in Book 6831, Page 982, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Linda Clonce, by Warranty Deed from Charles T. Hutchins and wife, Rebecca S. Hutchins, dated October 16, 1992, recorded October 19, 1992, in Book 8761, Page 397, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the year 2009 and subsequent years.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Plat Book 6250, Page 590, revised in Book 6250, Page 748 and amended in Book 6831, Page 982, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 6551, Page 988, Register's Office for Davidson County, Tennessee.

This property is a part of a Condominium Development, subject to rights of others in and to common areas/elements, subject to lien for special assessment contained in DCCR's/Master Deed.

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, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 6678, Page 802, Register's Office for Davidson County, Tennessee.

Charter for Homeowners Association of record in Book 6746, Page 677, Register's Office for Davidson County, Tennessee.

Public Utility easement set forth in the instrument recorded in Book 7803, Page 694, Register's Office for Davidson County, Tennessee.

Sewer Line easement set forth in the instrument recorded in Book 6551, Page 981, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 206 Westfield Drive, Nashville, TN 37221

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 6th day of May, 2009.

Linda Clonce

Linda Clonce

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 **Linda Clonce**, the bargainor(s), 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 6th day of May, 2009.

Commission Expires: 11/20/12

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, TN 37075