THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10091201** Kate Rosenthal State Of Tennessee Notary Public County of Sumner	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $123,000.00. Affiant Subscribed and sworn to before me, this 15th day of October, 2010. Notary Public My Commission Expires: 11/26/10

WARRANTY DEED

Address New Owner: Emily K. Hicks and Barbara A. Hicks-Ladd 433 Westfield Drive Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 128-13A-433.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **A. Nicole Coleman and Kathy Coleman as tenants in common with the right of survivorship** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Emily K. Hicks and Barbara A. Hicks-Ladd as joints tenants with rights of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain Condominium Apartment in Davidson County, Tennessee, Being Unit No. 433, on the Plan of Westfield Condominiums (formerly the Hamlet), of record in Book 6250, Page 590, and the First Revision thereof 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 Davidson County, Tennessee, to which plan and record thereof are incorporated and made a part hereof by reference.

Being the same property conveyed by Quitclaim Deed from A. Nicole Coleman, an unmarried woman to A. Nicole Coleman and Kathy Coleman, as tenants in common, with the right of survivorship as recorded on the 6th day of November, 2006 in Instrument No. 20061106-0138149 and Warranty Deed from Christie Leigh Nesbitt, unmarried to A. Nicole Coleman, unmarried as recorded on the 27th day of June, 2006 in Instrument No. 20060627-0076957, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE HAMLET, as recorded in Plat Book 6250, Page(s) 590, revised in Plat Book 6250, Page 748, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

BILL GARRETT, Davidson County
Trans:T20100065953 DEEDWARR
Recvd: 10/18/10 15:07 2 pgs
Fees:13.00 Taxes:455.10
20101018-0083396

Covenants, Conditions and Restrictions as recorded in Book 6551, Page 988, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Charter of Homeowners Association recorded in Book 6746, Page 677.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WESTFIELD CONDOMINIUMS of record in Book 6678, Page 771, as amended by instrument(s) of record in Book 6736, Page 110, Book 6831, Page 982, Book 6801, Page 962 and Book 7271, Page 256; also subject to easements, rights and interests 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.

Easement for Sewer Line, recorded in Book 4851, Page 918.

Easement for Utilities, recorded in Book 6551, Page 981 and Book 7803, Page 694.

This is improved property located at 433 Westfield Drive Nashville TN 37221.

A. Nicole Coleman now being known as A. Nicole Coleman Bird.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of October, 2010.

*Andrew James Bird joins in this conveyance to convey any marital interest he has in said property.

A. Nicole Coleman Bird

Kathy Coleman

Andrew James Bird

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, A. Nicole Coleman Bird, Kathy Coleman and Andrew James Bird, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of October, 2010.

Notary Public

My Commission Expires: 11/20/10

Kate Rosenthal
State of Tennessee Notary Public
County of Sumner