03

Realty Title

WARRANTY DEED

G-BR-11-163

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00

Megan Paulus
Affiant

Subscribed and sworn to before me, this 20th DAY OF January, 2012.

Notary Public

MY COMMISSION EXPIRES: 8-17-2015
(AFFIX SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-17-2015

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Donna G. Gray	Avenue Bank	
163 Westfield Drive (ADDRESS)	3823 Cleghorn Avenue (NAME) (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	128-13-A-163.00 CO

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 JENNIFER M. CAMELI, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DONNA G. GRAY,* 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: ***AND JILL S. HOWARD AND HUSBAND, HARLAN P. HOWARD**

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 163 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.** **AND BOOK 7271, PAGE 256,**

BEING THE SAME PROPERTY CONVEYED TO JENNIFER M. CAMELI BY WARRANTY DEED FROM JOELY L. POMPROWITZ, AN UNMARRIED WOMAN, RECORDED ON THE 4TH DAY OF JUNE, 2008 IN INSTRUMENT NO. 20080604-0057213, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 6250, PAGE 748; MASTER DEED OF RECORD IN BOOK 6678, PAGE 771, AMENDED IN BOOK 6736, PAGE 110, BOOK 6801, PAGE 962, BOOK 6831, PAGE 982 AND BOOK 7271, PAGE 256; HOA CHARTER OF RECORD IN BOOK 6746, PAGE 677; EASEMENT FOR PUBLIC UTILITIES OF RECORD IN BOOK 7803, PAGE 694; EASEMENT FOR RIGHT OF WAY OF RECORD IN BOOK 4851, PAGE 918; EASEMENT FOR SEWER LINE OF RECORD IN BOOK 6551, PAGE 981; AND EASEMENT OF RECORD IN BOOK 6551, PAGE 988, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 163 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.

BILL GARRETT, Davidson County
Trans:T20120005777 DEEDWARR
Recvd: 01/25/12 08:28 2 pgs
Fees:13.00 Taxes:321.90
20120125-0006785

Witness my/our hand(s) this 20th day of January, 2012.

Jennifer M. Cameli

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer M. Cameli, 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 January, 2012.

Notary Public

My Commission Expires: 8-17-2015

(SEAL)



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