BILL GARRETT, Davidson County
Trans:T20120022275 DEEDWARR
Recvd: 03/27/12 14:49 2 pgs
Fees:13.00 Taxes:484.70
20120327-0026098

	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $131,000.00 Affiant Subscribed and sworn to before me, this 22nd day of March, 2012. Notary Public My commission expires: 9/18/2012

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Gregory A. Jones **Debi E. Jones**	**New Owner**	**Map 128, Group 13-0-A,** **Parcel 223.00CO**
223 Westfield Drive		
Nashville, TN 37221		

FOR AND IN 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 ACKNOWLEDGE, WE,

Kristie Leigh Young, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gregory A. Jones and Debi E. Jones, husband and wife

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:

Land in Davidson County, Tennessee, being Unit No. 223 of Westfield Condominiums (formerly The Hamlet), a Horizontal Property Regime, 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 6250, page 748 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 984, 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 said Master Deed, all in the Register's Office for Davidson County, Tennessee, which plats and records thereof are incorporated and made a part hereof by reference.

Being the same property conveyed to Kristie Leigh Young, unmarried, by Warranty Deed, from James D. Sloan, III and Karre R. Sloan, of record in Instrument No. 20021115-0141632, Dated October 25, 2002, Register's Office for Davidson County, Tennessee. Warranty deed of record in Instrument No. 20021115-0141632 contains the correct legal description of the property but has a Scrivener's error describing the address of the property as 233 Westfield Drive. Correct property address is 223 Westfield Drive as corrected in this deed.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Book 6551, page 988, Register's Office for DAVIDSON County, Tennessee.
Charter for Home Owners Association of record in Book 6746, page 677, Register's Office for DAVIDSON County, Tennessee.
Utility Easement of record in Book 7803, page 694, Register's Office for DAVIDSON County, Tennessee.
Sewer Line Easement of record in Book 6551, page 981, Register's Office for DAVIDSON County, Tennessee.
Easement of record in Book 4851, page 918 and Book 6551, page 988, Register's Office for DAVIDSON County, Tennessee.

All matters of record in Plat Book 6250, page 748, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Book 6678, page 771 and amended in 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.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 223 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 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/our hand(s) this 22nd day of March, 2012.

Kristie Leigh Young by: J. C. D., Attorney in Fact
Kristie Leigh Young by J. Carlton Drumwright, Attorney in Fact

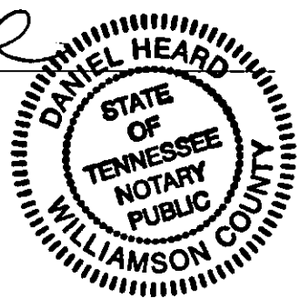
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. Carlton Drumwright, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Kristie Leigh Young for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Kristie Leigh Young, and is authorized by Kristie Leigh Young to execute this instrument on his/her behalf.

This the 22nd day of March, 2012.

My Commission Expires: 9/18/2012

Notary Public



File #: **120142DH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027