03

Fidelity Title

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

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Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 51259
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael D Swinea Lawanda Swinea **P.O. BOX 350** **PEGRAM, TN 37143**	**NEW OWNER**

BILL GARRETT, Davidson County
Trans:T20120035611 DEEDWARR
Recvd: 05/15/12 10:28 2 pgs
Fees:13.00 Taxes:414.40
20120515-0041849

TAX MAP-PARCEL NUMBERS: 128130A33200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$112,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William H. Frazier, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael D Swinea and spouse, Lawanda Swinea** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium apartment in Davidson County, Tennessee, being Unit No. 332 of Westfield Condominiums (formerly The Hamlet), a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6250, page 590, revised in Book 6250, page 748, and amended in Book 6831, page 982, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium. **AND AS SHOWN ON THE MASTER DEED IN BOOK 6678, PAGE 771, BOOK6736, PAGE 110, BOOK 6801, PAGE 962, BOOK 6831, PAGE 982 AND BOOK 7271, PAGE 256,**

Being the same property conveyed to William H. Frazier by Warranty Deed from Mary Harper and Matthew Harper, dated September 9, 1999 and recorded on September 15, 1999, of record in Book 11662, page 923, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2012, and subsequent years; The Plan, with Owner's Certificate, of record in 6250, page 590, revised in Book 6250, page 748, and further shown and described in an amendment in Book 6831, page 982. said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 6678, page 771, Book 6736, page 110, Book 6801 page 962, Book 6831, page 982, Book 7271, page 256, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 332 Westfield Drive, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11th day of May, 2012.

William H. Frazier

William H. Frazier

State of TENNESSEE
County of DAVIDSON

On this 11th day of May, 2012 , before me the undersigned authority, personally appeared William H. Frazier, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 9/8/2013

Notary

GREGORY POLZIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $112,000.00

Affiant

Sworn and subscribed before me this the 11th day of May, 2012

My Commission Expires: _____

Notary Public

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013