BILL GARRETT, Davidson County
Trans:T20120049883 DEEDWARR
Recvd: 07/06/12 10:42 2 pgs
Fees:13.00 Taxes:388.50

20120706-0059528

Return to and
Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $105,000.00

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

Subscribed and sworn to before me, this 29th day of June, 2012.

Notary Public
My commission expires: 11/07/12

07-1206-84832

Address of New Owner:	Send Tax Bills to:	Tax Information
Evelyn L. Stutts 202 Westfield Drive Nashville TN 37221	New Owner	128-13-0-A202.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Sara E. O'Kelley, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Evelyn L. Stutts, hereinafter called the Grantees, their successors 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. 202 together with the appurtenant interest in the common elements of The Westfield Condominiums (formerly The Hamlet Condominiums), a horizontal property regime established by 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, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of The Hamlet of record in Plat Book 6250, Page 748, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sara E. O'Kelley, an unmarried person, by deed from Nancy H. Brown, an unmarried person, dated November 17, 1997, recorded November 20, 1997, in Book 10691, Page 164, Register's Office for Davidson County, Tennessee.

Power of Attorney from Sara E. O'Kelley to Dianne Wood of record in Instrument No. 20111013-0079735, Register's Office for Davidson County, Tennessee.

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 property is improved property known as 202 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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 29th day of June, 2012.

Sara E. O'Kelley by Dianne Wood, POA _____
Sara E. O'Kelley by, Dianne Wood
As her Attorney-In-Fact
attorney in fact, instrument #
20111013-0079735 R.O.D.C.

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Dianne Wood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Sara E. O'Kelley and that she is authorized by Sara E. O'Kelley to execute this instrument on her behalf.

Witness my hand and official seal at Franklin, Tennessee, this 29 day of June, 2012.

Deborah K. Devine
Notary Public
State of Tennessee at Large

My commission expires: 11-7-2012

