THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 12450

BILL GARRETT, Davidson County
Trans:T20120083276 DEEDWARR
Recvd: 11/01/12 10:58 3 pgs
Fees:18.00 Taxes:399.60
20121101-0100441

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED EIGHT THOUSAND AND 00/100 ($108,000.00) DOLLARS, cash in hand paid by JUANITA RANDOLPH, unmarried, receipt of which is hereby acknowledged, I, INEZ MCMAHAN, widowed, have bargained and sold, and by these presents do transfer and convey unto the said JUANITA RANDOLPH, unmarried, her heirs and assigns, a certain tract or parcel of land as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 175 of the Westfield Condominiums (formerly the Hamlet), a horizontal property regime, pursuant to plat 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, all in the Register's Office of Dickson County, Tennessee, which plat and record thereos are incorporated herein and made a part hereof by reference.

Being the same property conveyed to L.C. McMahan and wife, Inez McMahan by deed from Sue M. Bowman, formerly known as Sue M. McDow, dated May 27, 2005 and of record at Instrument No. 20050606-0064394, in the Register's Office of Davidson County, Tennessee. Also being the same property to which title vested in Inez McMahan upon the death of her husband, L.C. McMahan, by reason of their tenancy by the entirety.

This conveyance is subject to all matters as shown on final plat of record in Book 6250, Page 590 and as amended in Book 6250, Page 748, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all terms and conditions restablished by Master Deed (By-Laws) of record in Book 6678, Page 771, amended in Book 6736, Page 110; Book 6801, Page 962 and Book 6831, Page 982, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Restrictions, Reservations and Easements as set forth in Book 6551, Page 988, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to an Easement, Right and Right of Way of record in Book 4851, Pag 918, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to and Agreement for Dedication of Public Utilities Easement of record in Book 7803, Page 694, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said JUANITA RANDOLPH, unmarried, her heirs and assigns, forever. And I do covenant with the said JUANITA RANDOLPH, unmarried, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said JUANITA RANDOLPH, unmarried, her heirs and assigns, against the lawful claims of all persons whomsoever.

CAREY K. THOMPSON executes this instrument in behalf of INEZ MCMAHAN as her Attorney in Fact, pursuant to Durable General Power of Attorney dated June 2, 2011 and of record at Instrument No. 20121101-0100440, in the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND, on this 17th day of October, 2012.

INEZ MCMAHAN

By: CAREY J. THOMPSON atty in fact

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, CAREY J. THOMPSON as Attorney in Fact for INEZ MCMAHAN, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed and as the free act and deed of INEZ MCMAHAN for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 31ST day of October, 2012.

NOTARY PUBLIC

KAREN S. RAINEY
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Comm. Expires 02-25-2015

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $108,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 26th day of October, 2012.

NOTARY PUBLIC

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Expires July 24, 2013

My Commission Expires: July 24, 2013

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Tax Map 128 13 0A 175.00

ADDRESS OF NEW OWNERS:
Ms. JUANITA RANDOLPH
175 Westfield Drive
Nashville, TN 37221
SEND TAX BILLS TO:
SWBC
213 Overlook Circle, Ste A4
Brentwood, TN 37027