File Box 8

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd
Suite 203A
Nashville, Tennessee 37215

CRT File No. 12112376

BILL GARRETT, Davidson County
Trans:T20130005919 DEEDWARR
Recvd: 01/22/13 14:04 2 pgs
Fees:13.00 Taxes:477.30

20130122-0007035

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 02-1-2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is geater, for this transfer is: $129,000.00.

Affiant

Subscribed and sworn to before me, this18th day of January, 2013.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sarah J. Hines 214 Westfield Drive Nashville TN 37221	AVENUE BANK 3823 CLEGHORN AVENUE NASHVILLE, TN 37215	Tax Parcel ID No. 128130A21400CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jennifer Hardeman, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sarah J. Hines**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Condominium in Davidson County, Tennessee, being Unit No. 214 of Westfield Condominiums (Formerly The Hamlet) a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 6250, Page 590 and the first revision in Book 6250, Page 748* 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.
*FURTHER AMENDED IN BOOK 6831, PAGE 982,
Being the same property conveyed to Jennifer Hardeman, unmarried by Warranty Deed from Lianne M. Bryant, married, recorded on the 17th day of October, 2003 in Instrument No. 20031017-0154249, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE HAMLET, as recorded in Plat Book 6250, Page(s) 590, Revised in Plat Book 6250, Page 748.

Covenants, Conditions and Restrictions contained in Book 6551, Page 988.

Charter of Westfield Condominiums Homeowners Association Amend from the Hamlet recorded in Book 6746, Page 677.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WESTFIELD Condominium of record in Book 6678, Page 771 , as amended by instrument(s) of record in Book 6736, Page 110, Book 6801, Page 962, Book 6831, Page 982 and Book 7271, Page 256; also subject to easements, rights and interests in favor of other

unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Right-of-Way, recorded in Book 4851, Page 918.

Easement for Public Utilities, recorded in Book 7803, Page 694.

Easement for Sewer line, recorded in Book 6551, Page 981.

This is improved property located at 214 Westfield Drive Nashville TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of January, 2013.

Jennifer Hardeman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jennifer Hardeman, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of January, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014