Return to:
Foundation Title and Escrow LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** ~~**Record & Return To:**~~ **First Title & Escrow Co., Inc.** **FTEC File No. 31238-05-2013**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $116,500.00. Affiant Subscribed and sworn to before me this 30th day of May, 2013. Notary Public My Commission Expires:

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Tim McFadden, Lisa McFadden 4425 Westlawn Drive, #D-204 Nashville, TN 37209	New Owner	Map and Parcel No.: 103 080 A 07100 CO

+M. (CB)

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, **Clyde Mosley and wife, Carol Mosley**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tim McFadden and wife, Lisa McFadden** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*aka Timothy Earl McFadden (CB)

This is improved property located at 4425 Westlawn Drive, #D-204, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 30th day of May, 2013.

Clyde Mosley

Carol Mosley

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Clyde Mosley and Carol Mosley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of May, 2013.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

BILL GARRETT, Davidson County
Trans:T20130047694 DEEDWARR
Recvd: 06/07/13 11:03 2 pgs
Fees:13.00 Taxes:431.05
20130607-0058074

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. D-204 on the Plan of Westlawn Green Condominiums, of record in Plat Book 5200, pages 20 through 24, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Clyde Mosley and wife, Carol Mosley, by Special Warranty Deed dated January 10, 2011, from Peggy D. Mathes, Administrator of the Estate of William Pierce Thompson, of record in Instrument No. 20110111-0002825, Register's Office for Davidson County, Tennessee. See also Scrivener's Affidavit in Instrument No. 20110201-0008799, said Register's Office.

This conveyance is made subject to:

1. Taxes for the year 2013, being prorated by the parties and assumed by the Grantees.
2. State and County taxes for the year 2012, in the amount of $1,407.32, PAID. Map and Parcel No. 103 080 A 07100 CO.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Westlawn Green, of record in Book 5238, page 863, amended in Book 5266, page 22, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. By-Laws of Westlawn Green, of record in Book 5238, page 872, amended in Book 6748, page 423, Register's Office for Davidson County, Tennessee.
6. Charter of Incorporation of Westlawn Green Homeowners Association of record in Book 5234, page 719, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 5200, pages 20-24, Register's Office for Davidson County, Tennessee.
8. Easement of record in Book 5238, page 134, Register's Office for Davidson County, Tennessee.