BILL GARRETT, Davidson County
Trans:T20130101519 DEEDWARR
Recvd: 12/03/13 14:36 2 pgs
Fees:13.00 Taxes:444.00

20131203-0123163

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF November, 2013.

Notary Public

MY COMMISSION EXPIRES: 6/15/14 (AFFIX SEAL)

CONNIE J BUCHANAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY

B-KW-13-0323

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela Marie Pitts	USAA Federal Savings Bank	
323 Westfield Drive	(NAME) 10750 McDermott Freeway	
(ADDRESS) Nashville, TN 37221	(ADDRESS) San Antonio, TX 78288-0544	128130A32300CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DAVID LISOWSKI, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANGELA MARIE PITTS, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING APARTMENT UNIT NO. 323 OF WESTFIELD CONDOMINIUMS CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ. AS AMENDED, TENNESSEE CODE ANNOTATED; AND AS ESTABLISHED BY A MASTER DEED, OF RECORD IN BOOK 6678, PAGE 771, AND AMENDED IN BOOK 6736, PAGE 110, AND FURTHER AMENDED IN BOOK 6801, PAGE 962, BOOK 6831, PAGE 982, AND IN BOOK 7271, PAGE 256, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN EXHIBIT "C" OF SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF WESTFIELD CONDOMINIUMS SET FORTH AS EXHIBIT "D" OF SAID AMENDMENT TO THE MASTER DEED OF RECORD IN BOOK 6831, PAGE 982, IN SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM STEVEN NOVAK AND WIFE, CHRISTINE NOVAK TO DAVID LISOWSKI, UNMARRIED AS RECORDED ON THE 1ST DAY OF MAY, 2009 IN INSTRUMENT NO. 20090501-0039785 AND WARRANTY DEED FROM JAMES H. HARRISON TO STEVEN NOVAK AND WIFE, CHRISTINE NOVAK AND DAVID LISOWSKI, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AS RECORDED ON THE 25TH DAY OF AUGUST, 2005 IN INSTRUMENT NO. 20050825-0101942, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN BOOK 7803, PAGE 694; CHARTER OF RECORD IN BOOK 6746, PAGE 677; AND 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.

unimproved ( )
This is improved (X) property, known as 323 Westfield Drive, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 25th day of November, 2013.

David Lisowski

David Lisowski

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Lisowski, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of November, 2013.

Mary Frances Rudy

Notary Public

My Commission Expires: 5-20-14

(SEAL)

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

Return to:
Foundation Title and Escrow, LLC.
2612 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122