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BILL GARRETT, Davidson County
Trans:T20140024291 DEEDWARR
Recvd: 04/10/14 12:06 3 pgs
Fees:18.00 Taxes:577.20

20140410-0030059

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $156,000.00. Affiant Subscribed and sworn to before me, this 9th day of April, 2014. Notary Public My Commission Expires: 6.21.16

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

Address New Owner As Follows: James Taylor 3903 Westlawn Place Nashville, TN 37209	Send Tax Bills To: New Owner	Map-Parcel Number: 103-08-0C-013.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John Driscoll, married,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **James Taylor, married, and Allison Tayor, unmarried, as tenants in common with the right of**

survivorship, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 7-B, on the Horizontal Property Regime for The Westlawn, a Condominium Development, as recorded in the Master Deed of record in Book 7972, page 794 and amended in Instrument No. 20000830-0085678, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to John Driscoll, by deed from Kelly Bowman, unmarried, of record in Instrument No. 20050913-0110090, dated July 29, 2005, said Register's Office.

This is not now nor has it ever been the primary residence of the Grantor herein.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2014 County taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee(s). By acceptance of delivery of this instrument, Grantee(s) assume(s) and agree(s) to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor(s) from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 5210, page 238, said Register's Office.

3. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest 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 buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and ByLaws establishing a Horizontal Property Regime of The Westlawn Condos Condominiums, of record in Book 7972, page 794 and amended in Instrument No. 20000830-0085678, Register's Office for said County.

4. Agreement to Maintain Private Road of record in Book 5556, page 293, said Register's Office.

5. Easement in favor of U.S. Sprint Communications Company of record in Instrument No. 20140114-0003778, said Register's Office.

6. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **3903 Westlawn Place, Nashville, TN 37209.**

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 and assigns, forever; and Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 8th day of April, 2014.

John Driscoll

STATE OF MASSACHUSETTS)
COUNTY OF HAMPDEN)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Driscoll, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of April, 2014

(Seal)

Susan B Ferris
Notary Public

SUSAN B. FERRIS
Notary Public
Commonwealth of Massachusetts
My Commission Expires September 8, 2017

My Commission Expires: 9/8/17

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