GSAM Board

Prepared by:
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Attorney at Law
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CATHERINE H GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $124,900.00

Affiant

Subscribed and sworn to before me, this 30 day of April 2014.

Notary Public
My commission expires: 6.21.16

BILL GARRETT, Davidson County
Trans:T20140030011 DEEDWARR
Recvd: 05/01/14 15:34 2 pgs
Fees:13.00 Taxes:462.13
20140501-0036983

Address of New Owner:	Send Tax Bills to:	Tax Information
Benjamin J. Walker 4425 Westlawn Dr., Unit B-202 Nashville TN 37215	UBS Bank USA 3000 Bayport Dr, #100 Tampa, FL 33607	103080A02700CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Westlawn Green Homeowner's Association, a Tennessee Corporation hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Benjamin J. Walker , unmarried hereinafter called the Grantee(s) his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit B-202, of Westlawn Green Condominiums as set forth in Master Deed of record in Book 5238 Page 863 and amended in Book 5266 Page 22 and on plan of record in Plat Book 5200, pages 20-24, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Westlawn Green Condominiums contained in the Master Deed and By-Laws appended thereto are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Westlawn Green Homeowner's Association by deed dated March 3, 1979 from Fairways Associates, Ltd. of record in Book 6408 page 930, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2014 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Westlawn Green, of record in Book 5200 Pages 20-24, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Book 5238 Page 863 and amended in Book 5266 Page 22, Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements 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 building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Westlawn Green

Condominiums 4) By-Laws of Westlawn Green of record in Book 5238 Page 872 and amended in Book 6748 Page 423 5) Charter of Westlawn Green Homeowner's Association of record in Book 5234 Page 719

This property is improved property known as 4425 Westlawn Dr., Unit B-202, Nashville, Tennessee 37215

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), his heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), his 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 hand this 30th day of April, 2014.

Westlawn Green Homeowner's Association, a Tennessee Corporation

BY: _____

Gail Wales, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Gail Wales, with whom I am personally acquainted, and who acknowledged themselves to be the President of Westlawn Green Homeowner's Association, a Tennessee Corporation, and as such President being authorized so to do, executed this instrument for the purposes therein contained and on behalf of Westlawn Green Homeowner's Assocation.

Witness my hand, at Brentwood, Tennessee, this 30th day of April, 2014.

_____

Notary Public

My Commission expires: 2/23/15

FILE NO: 08200

Amy Cross Nance
State of Tennessee Notary Public
Williamson County