Davidson County	DEEDWARR
Recvd: 06/16/14 09:18	4 pgs
Fees:23.00 Taxes:1183.63	
20140616-0052089	

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. 31799-05-2014**	STATE OF TENNESSEE / COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $319,900.00. Affiant Subscribed and sworn to before me this 12th day of June, 2014. Notary Public My commission expires _____

ELIZABETH J. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Rudell Blalock 115 Westover Park Court Nashville, TN 37215	New Owner	Map and Parcel No.: 131 030 G 00800 CO

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, **Dianne Dean Gore, Executor of the Estate of Jean Young Dean,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rudell Blalock** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 115 Westover Park Court, Nashville, TN 37215.

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

And Grantor covenants that she 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 herself, her successors, heirs and assigns, to warrant and forever defend the title to said real estate to Grantee, her 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 29th day of May, 2014.

Dianne Dean Gore

Dianne Dean Gore, Executor of the
Estate of Jean Young Dean

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Dianne Dean Gore, Executor of the Estate of Jean Young Dean**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand at office this 29th day of May, 2014.

Notary Public for the State of Tennessee

My commission expires _____

ELIZABETH J. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit H, together with the appurtenant interest in the common elements of Westover Plantation Condominium, a horizontal property regime established by Master Deed of record in Book 6380, page 833, amended in Book 6549, page 344, and Book 8622, page 194, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned First Amendment to Master Deed in Book 6549, page 344, said Register's Office, and being located upon Lot No. 4 on the Plan of Westover Plantation, of record in Book 6250, page 122, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert T. Dean and wife, Jean Y. Dean, by deed dated December 27, 2000, from Martha B. Bills-Maynard, married, of record in Instrument No. 20001228-0126609, Register's Office for Davidson County, Tennessee. Robert T. Dean died on June 24, 2002. Jean Y. Dean died on November 18, 2013. Pursuant to the terms of the will of Jean Young Dean (one and the same person as Jean Y. Dean), Docket No. 13P1958, Davidson County Probate Court Clerk's Office, all of her real property was deemed to be personal property, subject to sale by her executor. Letters Testamentary were issued to Dianne Dean Gore.

This conveyance is made subject to:

1. State and County taxes for the year 2014, which have been prorated between the parties and assumed by the Grantee.
2. Charter of Incorporation of Westover Plantation Condominium Homeowners Association of record in Book 6716, page 151, Register's Office for Davidson County, Tennessee.
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 Westover Plantation, of record in Book 6380, page 833, amended in Book 6539, page 344, and Book 8622, page 194, 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. All matters appearing on the Plan of record as Book 6250, page 122, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Elizabeth J. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017