BILL GARRETT, Davidson County
Trans:T20140046433 DEEDWARR
Recvd: 06/30/14 14:16 2 pgs
Fees:13.00 Taxes:297.85

20140630-0057215

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Knox SAH

The actual consideration or value, whichever is greater, for this transfer is 80,500.00

Holly Matthews
Affiant

Subscribed and sworn to before me, this 26th day of June, 2014.

Notary Public

My commission expires: 8/14/2016

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

SHARI A. HAYS STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
KATHERINE EVELYN ROWLEY	Ascend Federal Credit Union	128130A10500CO
105 WESTFIELD DR	1611 N Jackson St	
NASHVILLE, TN 37221	Tullahoma, TN 37388	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

HOLLY J. MATTHEWS, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KATHERINE EVELYN ROWLEY, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Apartment Unit No. 105, 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, as amended in Book 6736, Page 110, further amended in Book 6801, Page 962; Book 6831, Page 982; and Book 7271, Page 256, 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 Plan 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, to which plan reference is hereby made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO HOLLY J. MATTHEWS, UNMARRIED, BY WARRANTY DEED FROM JENNIFER J. DISORBO, NOW KNOWN AS JENNIFER CASTLE, MARRIED, DATED 08/12/2008 AND RECORDED ON 08/14/2008 IN INSTRUMENT NUMBER 20080814-0083617, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $96,798.00.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 105 WESTFIELD DR, NASHVILLE, TN 37221.

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 26th day of June, 2014.

Holly Matthews

HOLLY J. MATTHEWS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, HOLLY J. MATTHEWS, the within named Grantor(s), 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, at office, this 26th day of June, 2014.

Notary Public

My Commission Expires: 8/14/2016

SHARI A. HAYS
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY