 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $77,000.00 Affiant Subscribed and sworn to before me, this 10th day of July, 2014. Notary Public My commission expires: 3/21/17

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20140051769 DEEDWARR
Recvd: 07/18/14 08:59 2 pgs
Fees:13.00 Taxes:284.90
20140718-0063661

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
David Fisher **Janice Fisher**	**New Owner**	**Map\Parcel: 128-13-0-A-156.00CO**
156 Westfield Drive		
Nashville, TN 37221		

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, I/WE,

Arcelia Vazquez, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David B. Fisher and Janice Fisher, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No.156 on the Plan of Westfield Condominiums (formerly The Hamlett), of record book 6250, Page 590, and the first revision thereof of record in Book 6250, Page 748, amended in Book 6831, Page 982, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Arcelia Vazquez, unmarried, by Warranty Deed, from Neil Ulmer, an unmarried man, of record in Instrument No. 20040806-0095143, dated July 29, 2004, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 6250, Page 590, and Book 6250, Page 748, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 6551, Page 988, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Book 6678, Page 802
Master Deed of record in Book 6678, 771 and 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
Charter HOA of record in Book 6746 , Page 677, Register's Office for DAVIDSON County, Tennessee.
Public utility Easment of record in Book 7803, Page 694, Register's Office for DAVIDSON County, Tennessee.
Sewer Line Easment of record in Book 6551, Page 981, Register's Office for DAVIDSON County, Tennessee.
Easement of record in Book 4851, Page 918, and Book 6551, Page 988, Register's Office for DAVIDSON County, Tennessee.
Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.

And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as **156 Westfield Drive, 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 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 except as 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 10th day of July, 2014.

Arcelia Vazquez

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, **Arcelia Vazquez,** the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of July, 2014.

Notary Public

My Commission Expires:

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 25, 2017

File #: **140316JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027