WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,500.00

Michael M. Clunan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of July, 2014.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: January 09, 2018

(AFFIX SEAL)

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law
GREATER NASHVILLE TITLE AND
CLOSING COMPANY
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jennifer Walker	Jennifer Walker	128 13 0A 233.00
(NAME)	(NAME)	
600 12th Avenue South # 514	600 12th Avenue South # 514	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, MICHAEL M. CLUNAN, UNMARRIED, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JENNIFER WALKER, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING Unit No. 233 of Westfield Condominiums, formerly the Hamlet Horizontal Property Regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6250, Page 590, Revised in Book 6250, Page 748 both in the Register's Office for Davidson County, Tennessee, and as set forth in Master Deed of record in Book 6678, Page 771, as amended in Book 6736, Page 110; Book 6801, Page 962; Book 6831, Page 982 and Book 7271, Page 256 and Book 9608, Page 719, all in the Register's Office for Davidson County, Tennessee to which Master Deed and amendments thereto reference is hereby made for a more complete and accurate description, together with the Unit's appurtenant undivided interest in the general and limited common elements thereto.

Being the same property conveyed to Michael M. Clunan by Warranty Deed from Jenny L. Emerson, unmarried which deed is of record as Instrument No. 20090924-0088983, Register's Office for Davidson County,

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2014 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO TERMS, CONDITIONS AND OBLIGATIONS AS SET FORTH IN MASTER DEED Deed of record in Book 6678, Page 771, as amended in Book 6736, Page 110; Book 6801, Page 962; Book 6831, Page 982 and Book 7271, Page 256 and Book 9608, Page 719, all in the Register's Office for Davidson County, Tennessee; further subject to those matters set forth on the Plan of Westfield Condominiums, formerly Hamlet Horizontal Property Regime, of record in Book 6250, Page 590 revised in Book 6250, Page 748, both in said Register's Office; further subject to Restrictions set forth in deed of record in Book 6551, Page 988; further subject to By-Laws of the Westfield Condominiums Homeowners Association of record in Book 7271, Page 310, said Register's Office and further subject to Easements of record.

unimproved ☐

This is improved ☑ property, known as 233 Westfield Drive, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, 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 GRANTEE, her 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 25th day of July, 2014.

BILL GARRETT, Davidson County
Trans:T20140054680 DEEDWARR
Recvd: 07/29/14 11:15 2 pgs
Fees:13.00 Taxes:427.35

20140729-0067220

Michael M. Clunan

Michael M. Clunan

STATE OF TENNESSEE

COUNTY OF Davidson

On this 25th day of July, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michael M. Clunan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
January 09, 2018

Deanie L. Gregory
Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115



File No. 2014-0141