WARRANTY DEED

PAM S. HOUSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires [illegible]

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $110,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THIS 15TH DAY OF SEPTEMBER, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Fidelity National Title Insurance Co., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-7106P LOCKHART

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jay Lockhart and Melissa Lockhart	SAME AS NEW OWNER	128-13-0A-346.00 CO
~~346 Westfield Drive~~	805 Cedar Dr	
~~Nashville, TN 37221~~	Nashville TN 37209	

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

JOSEPH RECTOR AND WIFE AMY RECTOR

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

JAY LOCKHART AND WIFE, MELISSA LOCKHART

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

SEE EXHIBIT "A"

This is improved property known as 346 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs and/or 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 we hand on the 12th day of September, 2014.

X Joseph Rector

X Amy Rector

STATE OF Tennessee
COUNTY OF Knox

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, JOSEPH RECTOR AND AMY RECTOR, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Knoxville, Tennessee, this 12th day of September, 2014.

X Notary Public

My Commission Expires: 3-31-18

ANGELA DAWSON
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

BILL GARRETT, Davidson County
Trans:T20140069133 DEEDWARR
Recvd: 09/16/14 11:57 2 pgs
Fees:13.00 Taxes:408.85
20140916-0084795

14-7106P LOCKHART

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit 346 on the Plan of Westfield Condominiums established by Master Deed of record in Book 6678, Page 771; amended in Book 6736, Page 110; Book 6801, Page 962; and with Plan shown as an Exhibit in Book 6831, Page 982 and Book 7271, Page 256, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joseph Rector and wife, Amy Rector by Warranty Deed from Pam Wehner, unmarried, recorded on the 31st day of December, 2009 in Instrument No. 20091231-0118751, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WESTFIELD, as recorded in Plat Book 6831, Page(s) 982 (attached Exhibit), but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6551, Page 988 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Charter of Westfield Condominium Homeowners Association recorded in Book 6746, Page 677.

f. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WESTFIELD Condominium of record inBook 6678, Page 771 , as amended by instrument(s) of record in Book 6736, Page 110, Book 6801, Page 962, Book 6831, Page 982 and Book 7271, Page 256; also subject to easements, rights and interests 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.

g. Easement for Right-of-way, recorded in Book 4851, Page 918.