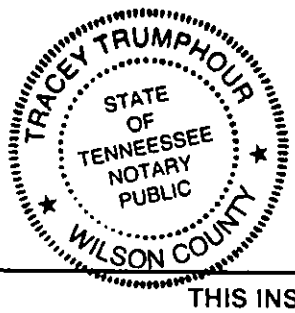
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,000.00

Betty Swink Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2014.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Betty Swink Martin	Betty Swink Martin	064110A06600
(NAME)	(NAME)	
602 S Club Court	602 S Club Court	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20140069577 DEEDWARR
Recvd: 09/17/14 11:44 2 pgs
Fees: 13.00 Taxes: 540.20

20140917-0085289

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **David C. Westhorp, executor of the estate of Harriet D. Westhorp,** hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Betty Swink Martin, a single woman**, hereinafter called the GRANTEE(S), her heirs and/or 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 all of Lot No. 66, on the plan of Re-Subdivision of Lots 66 & 67, Caleb Chase, A Planned Unit Development, as shown on plat of record in Plat Book 6200, Page 759, said Register's Office, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Clifford S. Westhorp et ux Harriet D. Westhorp by Deed dated 08/29/1988 from Faxon Homes, Inc. of record in Book 7638, Page 290, Register's Office for Davidson County, Tennessee. The said Clifford S. Westhorp died 04/06/2002 leaving his wife, Harriet D. Westhorp as sole surviving tenant by the entirety. The said Harriet D. Westhorp died testate on 02/18/2013 devising subject property to David C. Westhorp and Peter H.G. Westhorp as evidenced by the Last Will and Testament of Harriet D. Westhorp filed in Probate 13P714, in the Probate Court Clerk's Office for Davidson County, Tennesee, David C. Westhorp having been given authority to dispose of real estate pursuant to the will of Harriet D. Westhorp.

This conveyance subject to all matters as set forth per Plat Book 6200, Page 759, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 6777, Page 453, as corrected in Book 6783, Page 805, and restated and amended in Book 7189, Page 553 and further amended in Instrument 201006030043191, said Register's Office.

Stormwater Detention Agreement of record in Book 6548, Page 557, said Register's Office.

Charter of the Homeowner's Association of record in Book 6927, Page 370, as amended in Book 8109, Page 791, said Register's Office.

Quitclaim Deed to the Homeowner's Association of record in Book 7242, Page 554, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 602 S Club Court (House Number) (Street) . Hermitage, TN 37076 (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(S), her 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), her 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 my hand this 15th day of September, 2014.

Estate of Harriet D. Westhorp

David C. Westhorp Executor

BY: David C. Westhorp, Executor

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David C. Westhorp, the executor for the estate of Harriet D. Westhorp ,the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who being authorized to do so acknowledge that he executed the forgoing instrument for the purposes therein contained.

Tracey Trumphour

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122