WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140088627 DEEDWARR
Recvd: 11/25/14 08:21 2 pgs
Fees:13.00 Taxes:721.50
20141125-0108405

G-RR-14-512-C7

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Elizabeth L. Derrough	**Mortgage Investors Group**	
(NAME)	(NAME)	
512 Chesterfield Avenue, C7	**8320 East Walker Springs Lane**	**104-10-0N-023.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**Knoxville, TN 37923**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **KATHRYN BRADLEY, A SINGLE PERSON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ELIZABETH L. DERROUGH AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. C7 of Westchester Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Westchester Condominiums of record in Instrument Number 20070607-0068596 and as Corrected in Instrument No. 20071009-0120320 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Kathryn Bradley, an unmarried woman by deed from Leah Lynn High, unmarried and Greg V. High, married of record in Instrument No. 20100617-0047052, Register's Office for Davidson County, Tennessee, dated June 10, 2010 and recorded on June 17, 2010.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 16, Register's Office for Davidson County, Tennessee.
- Subject to all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Westchester Condominiums of record in Instrument Number 20070607-0068596 and Correction to Master Deed of Westchester Condominiums recorded in Instrument No. 20071009-0120320, Register's Office for Davidson County, Tennessee.
- Charter of Westchester Condominiums Homeowner's Association of record in Instrument No. 20070614-0071268.
- Articles of organization of record in Instrument No. 20070214-0019068.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **512 Chesterfield Avenue, C7, Nashville, Tennessee 37212**.

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 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 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 the 20th DAY OF NOVEMBER, 2014.

Kathryn Bradley by John Gleaves attorney in fact
Kathryn Bradley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KATHRYN BRADLEY, and who acknowledged he executed the same as the free act and deed of the said KATHRYN BRADLEY.

Witness my hand and official seal, this the 20th of November, 2014.

Notary Public
My Commission Expires:
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212