Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20140094570 DEEDWARR
Recvd: 12/17/14 15:03 2 pgs
Fees:13.00 Taxes:716.88
20141217-0115579

39-B
File #14-1424

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Steven Lynn Westerman, and Lori Ann Westerman Brooks**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Linda J. Ellingwood,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Unit No. 8510, together with the carport designated No. 8510-C in River Plantation, Section Ten, Phase II-B, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Ten, Phase II-B, Condominium Apartments, recorded in Plat Book 9700, Page 27, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 9394, Page 598, said Register's Office for Davidson County, Tennessee, to which reference is hereby made, and in annexation documents in Book 9669, Page 111, Book 9780, Page 284, and Book 10024, Page 409, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Ten, Phase II-B, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 9394, Page 598, et. seq., as applied to Section Ten, Phase II-B, by annexation documents in Book 9780, Page 284; Book 9669, Page 111; and Book 10024, Page 409, Register's Office for Davidson County, Tennessee are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property vested in Steven Lynn Westerman and Lori Ann Westerman Brooks, as the only heirs at law of Betty Willodean Westerman, deceased. Being the same property conveyed to Betty Willodean Westerman, unmarried, by Warranty Deed from Haury and Smith Contractors, Inc. dated June 3, 1996, of record in Book 10074, Page 375, Register's Office for Davidson County, Tennessee.

The subject property has not been the residence of the Grantor.

The property conveyed herein is subject to matters shown on the recorded plan, to applicable easements and restrictions of record, and all matters set out in the legal description above.

This is improved property, known as: 8510 Sawyer Brown Road, Nashville TN, 37211.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 8th day of December, 2014.

Steven Lynn Westerman

Lori Ann Westerman Brooks

State of Tennessee)
County of Davidson)

On this 8th day of December, 2014, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Steven Lynn Westerman and Lori Ann Westerman Brooks, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the ~~execution as a~~ free act and deed.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 193,750.00.

Affiant

Sworn and subscribed before me on this ~~the~~ 8th ~~day of December~~, 2014.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Linda J. Ellingwood	SAME	142-9-D-183.00
8510 Sawyer Brown Road		
Nashville, TN 37211		