BILL GARRETT, Davidson County
Trans:T20150033720 DEEDWARR
Recvd: 05/04/15 09:54 2 pgs
Fees:13.00 Taxes:493.95
20150504-0039879

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW15321FA

Send Tax Bills To:
New Owner

New Owner is:
Sharon Gilroy
321 Westfield Drive
Nashville, TN 37221

MAP: 128-13-0A

PARCEL: 321.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Charles Lane Miller and wife, Sherry Shaw Miller**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Sharon Gilroy**, hereinafter referred to as Grantee, her heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **321 Westfield Drive, Nashville, TN 37221**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 321, of Westfield Condominiums created under Title 66 Section 27-101, et. seq., as amended, Tennessee Code Annotated, and as established by 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, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit "C" of said Master Deed. Reference is hereby made to the Site Plan of Westfield Condominiums set forth as Exhibit "D" of said Amendment to the Master Deed in Book 6831, Page 982 for a more complete identification and description of such Unit.

BEING the same property conveyed to Charles Lane Miller and Sherry Shaw Miller, husband and wife, by Quitclaim Deed from Charles Lane Miller, dated 4/2/14 and recorded 4/4/14 in Instrument Number 20140404-0027973; and the same property previously conveyed to Charles Lane Miller, an unmarried man, by Warranty Deed from Thomas D. Gupton and wife, Wilma D. Gupton, dated 1/17/02 and recorded 2/6/02 in Instrument Number 20020206-0016366, Register's Office for Davidson County, Tennessee.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28th day of April, 2015.

GRANTOR(S):

CHARLES LANE MILLER

SHERRY SHAW MILLER

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Charles Lane Miller and Sherry Shaw Miller**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 28th day of April, 2015.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$133,500.00**.

AFFIANT

SWORN TO and subscribed before me this 28th day of April, 2015.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My commission expires:_____