BILL GARRETT, Davidson County
Trans:T20150046785 DEEDWARR
Recvd: 06/12/15 12:18 2 pgs
Fees:13.00 Taxes:795.50
20150612-0055851

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF WARREN) The actual consideration or value, whichever is greater, for this transfer is $215,000.00. Affiant Subscribed and sworn to before me, this 11 day of June, 2015. Notary Public My Commission Expires: 8-11-2015

BRENDA WILSON NOTARY PUBLIC STATE OF TENNESSEE WARREN COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Lara K.Hilliard 246 Westchase Dr. Nashville, TN 37205	SAME	116 03 0F 041.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROSEMARY W. BOONE, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **LARA K.HILLIARD**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 246 on the Plan of Westchase, Phase II, of record at Book 6250, page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rosemary W. Boone by deed from Westchase, A Joint Venture, of record at Book 6406, page 849, Register's Office for Davidson County, Tennessee. Pursuant to Final Decree in the Fourth Circuit Court of Davidson, County, Tennessee, Docket No. 85D-2079, of record in Book 6278, page 945, in the Register's Office for Davidson County, Tennessee, William Oliver Boone released any interest he may have in the subject property to Rosemary Ashley Boone, a/k/a Rosemary W. Boone.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2015 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 6250, page 43, Register's Office for Davidson County, Tennessee.

3. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and ByLaws establishing a Horizontal Property Regime of Westchase Condominiums, of record in Book 6097, page 266, as amended in Book 6112, page 677; Book 6341, page 380 and in Book 6866, page 362, Register's Office for said County.

4. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **246 Westchase Dr., Nashville, TN 37205.**

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, her heirs and assigns, forever; and Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 10 day of June, 2015.

Rosemary W. Boone

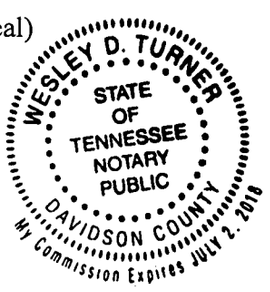
Rosemary W. Boone

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rosemary W. Boone, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10 day of June, 2015.

(Seal)



Notary Public

My Commission Expires: _____

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