BILL GARRETT, Davidson County
Trans: T20150089647 DEEDWARR
Recvd: 10/21/15 10:38 2 pgs
Fees: 13.00 Taxes: 481.00
20151021-0107006

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF October, 2015.

Notary Public
MY COMMISSION EXPIRES: 3-20-18
File No. G15-2796D

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Carl Fergueson and Sandra Fergueson, husband and wife (NAME)	New Owner (NAME)	128-13-A-345 CO
345 Westfield Drive (STREET ADDRESS)	8697 Old Charlotte Pike (STREET ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Pegram TN 37143 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Lindsay Marie Helm Shinn, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carl Fergueson and Sandra Fergueson, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 345 on the plan of THE WESTFIELD (FORMERLY THE HAMLET) CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, created under Title 66, Section 27-101, et seq. an amended, Tennessee Code Annotated, and as established by a Master Deed for The Westerfield (formerly the Hamlet) Condominiums, as shown by plat of record in Book 6678, Page 771 and as amended in Book 6736, page 110, and in Book 6801, page 962, Book 6831, page 982, and in Book 7271, page 256, and Appointment of Successor Trustee of record in Book 9608, page 719, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6678, page 802, and amended in Book 7271, page 310, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of The Westerfield (formerly The Hamlet) Condominiums, of as set out on Exhibit "D" to the Amendment of the Master Deed of record in Book 6831, page 982, said Register's Office, for a more complete identification and description of said Unit.

BEING the same property conveyed to Lindsay Marie Helm, a single woman from Daniel T. Sweeting and wife, Kara Lea Sweeting, by Deed dated October 14, 2009, as Instrument No. 20091015-0095388, in the Register's Office for Davidson County, Tennessee. Lindsay Marie Helm is now married and known as Lindsay Marie Helm Shinn. Dan Shinn joins in this conveyance for the purpose of conveying any interest he may have in said property, particularly his marital interest/

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.
2. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated,

and is subject to the provisions and requirements 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 building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Westfield (formerly The Hamlet) Condominiums, a Horizontal Property Regime and recorded in Book 6678, page 771, Book 6736, page 110, Book 6801, page 962, Book 6831, page 982, Book 7271, page 256, and Book 9608, page 719, Register's Office for Davidson County, Tennessee.

3. Charter of Homeowner's Association of record in Book 6746, page 677, Register's Office for Davidson County, Tennessee.
4. Easement, Right and Right of Way as recorded in Book 4851, page 918, Register's Office for Davidson County, Tennessee.
5. Public Utility Easement to Harpeth Valley Utility District as recorded in Book 7803, page 694, Register's Office for Davidson County, Tennessee.
6. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Boundary Plat(s) recorded in Plat Book 6250, page 590 and Book 6250, page 748, Register's Office for Davidson County, Tennessee.
7. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6551, page 988, and in any allied instrument(s) referred to in said restrictions.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 345 Westfield Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 16th day of October, 2015.

Lindsay Marie Helm Shinn — October 16, 2015 Date

Dan Shinn — October 16, 2015 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Lindsay Marie Helm Shinn and Dan Shinn, married, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 16th day of October, 2015.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066