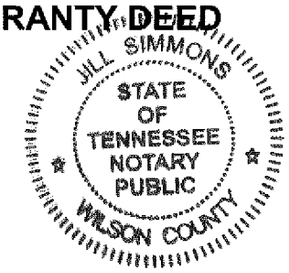
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 9/4/19

(AFFIX SEAL)

G-HDFSH-15-322

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)
Jessica K. Woodlee	Mortgage Investors Group	
(NAME)	(NAME)	
322 Westfield Drive	8320 E Walker Springs Lane	**128-13-0A-322.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-1408	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 **BEVERLY ANN UPCHURCH, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JESSICA K. WOODLEE, A SINGLE 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:

Being Apartment Unit No. 322 of Westfield Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6678, Page 771, and amended in Book 6736, Page 110, and further amended in Book 6801, Page 962, and Book 6831, Page 982, 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 plat of Westfield Condominiums set forth as Exhibit "D" of said Amendment to the Master Deed of record in Book 6831, Page 982, in said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Beverly Ann Upchurch, unmarried by Warranty deed from George Gianikas, Trustee of record in Book 7552, page 468, Register's Office for Davidson County, Tennessee, dated May 23, 1988 and recorded on May 25, 1988.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 748, Register's Office for Davidson County, Tennessee.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Hamlet Condominiums of record in Book 6678, Page 771, as amended to change the name to Westfield Condominiums in Book 6736, Page 110, and further amended in Book 6801, Page 962, Book 6831, Page 982 and Book 7271, Page 256, Register's Office for Davidson County, Tennessee.
- By-Laws of the HOA of record in Book 6678, Page 802, in the Register's Office for Davidson County, Tennessee.
- Charter of the HOA of record in Book 6746, Page 677, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Site Plan of Westfield Condominiums set forth as Exhibit "D" of said Amendment to the Master Deed of record in Book 6831, Page 982, Register's Office for Davidson County, Tennessee
- Restrictive Covenants of record in Book 6551, Page 988, in the Register's Office for Davidson County, Tennessee.
- Easement, right of way agreement for Sewer Pressure Line of record in Book 4851, Page 918, in the Register's Office for Davidson County, Tennessee.
- Easement for Sewer Line of record in Book 6551, Page 981, in the Register's Office for Davidson County, Tennessee.
- Agreement for dedication of public utility easement to Harpeth Valley Utilities District of record in Book 7803, Page 694, in the Register's Office for Davidson County, Tennessee.
- Easements and restrictions of record and as shown on the plat of Westfield Condominiums set forth in of

Davidson County DEEDWARR
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Fees:18.00 Taxes:555.00
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record in Book 6250, Page 590, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 7552, Page 468, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **322 Westfield Drive , Nashville, Tennessee 37221-1408**.

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, 2015.

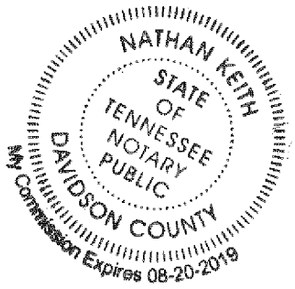
Beverly Ann Upchurch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 20th of November, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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

True Copy Certification

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Tracey Trumpour, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 8.14.17

Notary' Seal (if on paper)

TRACEY TRUMPOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY