WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150107633 DEEDWARR
Recvd: 12/21/15 14:44 2 pgs
Fees:13.00 Taxes:554.63
20151221-0128146

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00.

William E. Groves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

R-P-15-316

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)
Kimbrough L. Dunlap, III	**New Owner**	
(NAME)	(NAME)	**128-13-0A-316.00-CO**
6 Colonel Winstead Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JANET KNOTTS, TRUSTEE OF THE VALERIE P. KNOTTS IRREVOCABLE TRUST,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **KIMBROUGH L. DUNLAP, III, A MARRIED MAN,** hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 316 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, and as amended in Book 6736, page 110, Book 6801, page 962, and further amended in 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, said Register's Office, for a more identification and description of said unit.

Being the same property conveyed to The Valerie P. Knotts Irrevocable Trust by Quitclaim Deed from Janet Knotts, Successor Trustee for the Josephine E. Knotts Living Trust of record in Instrument No. 20050322-0031365, Register's Office for Davidson County, Tennessee, dated February 05, 2005 and recorded on March 22, 2005 and further conveyed to Janet Knotts, Trustee of The Valerie P. Knotts Irrevocable Trust by Quitclaim Deed from Janet Knotts, Trustee for the Josephine E. Knotts Living Trust of record in Instrument No. 20151221-0128145, Register's Office for Davidson County, Tennessee

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 748, Register's Office for Davidson County, Tennessee.
- 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 record in Book 6250, Page 590, 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: **316 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 11th DAY OF DECEMBER, 2015.

The Valerie P. Knotts Irrevocable Trust

BY: _____
Janet Knotts
Trustee

STATE OF Virginia
COUNTY OF Alexandria

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANET KNOTTS, TRUSTEE OF THE VALERIE P. KNOTTS IRREVOCABLE TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 10TH of December, 2015.

_____
Notary Public

My Commission Expires: 08/31/2019

ALINA ADA AHMADI
COMMONWEALTH OF VIRGINIA
REG. NO. 7621694 EXP. 08-31-19
NOTARY PUBLIC

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