# WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-29428

TONJA BARRON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF January, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/30/16
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jennifer L. Lewis | New Owner | |
| (NAME) | (NAME) | |
| 116 Westerly Drive | | 142070A11600CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **DEBRA P. CLAYTON, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JENNIFER L. LEWIS, A SINGLE WOMAN,** 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:

A certain condominium unit in Davidson County, Tennessee, being Unit No. 116, in a Horizontal Property Regime as shown on the condominium site plan of Willow Pointe Condominiums Subdivision, appended as Exhibit "A" to the master deed for said condominium, of record in Book 6772, Page 257, Amended in Book 8867, Page 283 and Instrument No. 20120911-0082239, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Debra P. Clayton, an unmarried person by Warranty Deed from Rebecca Walsh, unmarried, recorded on the 29th day of May, 2007 in Instrument No. 20070529-0063426, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to 2016 taxes; all matters appearing on the plan of record in Book 10389, Page 832 , said Register's Office; Charter of record in Book 6777, Page 624, said Register's Office; Restrictive covenants of record in Book 6772, Page 257, as amended by instrument of record in Book 8867, Page 283 and Instrument No. 20120911-0082239, said Register's Office; and Easement for Sanitary Sewer and/or Storm Drainage, Water Mains & Appurtenances as set forth in instrument recorded in Instrument No. 20140603-0047932, said Register's Office.

This is unimproved _ improved x property, known as 116 Westerly Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

BILL GARRETT, Davidson County
Trans:T20160007214 DEEDWARR
Recvd: 01/27/16 14:56 2 pgs
Fees:13.00 Taxes:602.73
20160127-0007977

Witness my hand this 15 day of January, 2016

Debra P. Clayton

DEBRA P. CLAYTON

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 Debra P. Clayton, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15 day of January, 2016.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 7, 2017

Notary Public