THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16016255**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $266,000.00. Affiant Subscribed and sworn to before me, this 5th day of February, 2016. Notary Public My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Whitney Lauren Hall 107 Westwood Trace Nashville TN 37212-4703	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-14-0B-007.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nancy L. Dubusisson n/k/a Nancy Barker, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Whitney Lauren Hall, an unmarried woman**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 7, together with the appurtenant interest in the common element of Westwood Trace, a horizontal property regime established by Master Deed, of record in Book 6522, Page 322, amended in Book 6889, Page 711, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Nancy L. Dubuisson, unmarried, by Warranty Deed from John P. Hanks, unmarried, recorded on the 8th day of May, 2006 in Instrument No. 20060508-0053107, in the Register's Office of Davidson, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WESTWOOD TRACE, as recorded in Plat Book 6200, Page(s) 215.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 10324, Page 859 and Instrument No. 20010411-0035667.

BILL GARRETT, Davidson County
Trans:T20160011525 DEEDWARR
Recvd: 02/11/16 09:36 2 pgs
Fees:13.00 Taxes:984.20
20160211-0013092

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WESTWOOD TRACE Condominium of record inBook 6522, Page 322 , as amended by instrument(s) of record in Book 6889, Page 711, Instrument Nos. 20010720-0077359 and 20070620-0073748; also subject to easements, rights and interests 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.

This is improved property located at 107 Westwood Trace Nashville TN 37212-4703

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of February, 2016.

Nancy L Dubuisson N/K/A Nancy Barker by Josh Anderson Attorney in fact

Nancy L. Dubuisson n/k/a Nancy Barker
By Josh Anderson, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Josh Anderson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Nancy L. Dubuisson n/k/a Nancy Barker, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 5th day of February 2016.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 25, 2018