WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $328,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Karen J. Whelan	New Owner	114-14-0A-014.00-CO
(NAME)	(NAME)	
308 Dogwood Trail		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20160052354 DEEDWARR
Recvd: 06/20/16 15:09 2 pgs
Fees: 13.00 Taxes: 1213.60
20160620-0062654

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Eric Jon Westerlund, an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Karen J. Whelan, an unmarried woman**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 14, WOODLAND FOREST, SECTION TWO, as shown on plat of record in Instrument No. 20050331-0035005, in the Register's Office, Davidson county, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Eric Jon Westerlund, an unmarried man by Warranty Deed dated 04/18/2013 from STS Property Group, LLC, a Tennessee Limited Liability Company of record in Instrument 201304240040628, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Instrument 200503310035005; (2) Declaration of Restrictive Covenants and Imposition of Restrictive Covenants of record in Book 7207, Page 851; (3) Declaration of Covenants for Access to and Maintenance of Common Areas of record in Book 7439, Page 487; (4) Additional Restrictive Covenants and Restatement of Restrictive Covenants of record in Book 7596, Page 684; (5) Declaration of Covenants for Access to and Maintenance of Common Areas of record in Book 7596, Page 692; (6) By-Laws of record in Instrument 200405030049797; (7) Said By-Laws were amended of record in Instrument 200509160111744; (8) Stormwater Detention Agreement Easement of record in Instrument 200311190168896; (9) Notice of Hold on Building Permits of record in Instrument 201002180012634, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 308 Dogwood Trail, Nashville, TN 37209
(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 GRANTEE(S), 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), 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 hand this 14th day of June, 2016.

Eric Jon Westerlund

Eric Jon Westerlund

State of Idaho
County of Ada

Personally appeared before me Eric Jon Westerlund, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of June, 2016.

Karen Bove

Notary Public ~~Chris Jackson~~ Karen Bove
My Commission Expires: 6-23-2023

Karen Bove NOTARY PUBLIC STATE OF IDAHO

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129