WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160062449 DEEDWARR
Recvd: 07/20/16 13:33 2 pgs
Fees:13.00 Taxes:407.00

20160720-0074788

G-BR-16-147-T

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Affiant

DIANNE M. CATHEY NOTARY PUBLIC SUMNER COUNTY, TENNESSEE

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

Notary Public

MY COMMISSION EXPIRES: 2/25/20 (AFFIX SEAL)

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)
Henslee Allen Stewart	Same as above	
(NAME)	(NAME)	**128-13-0A-147.00-CO**
147 Westfield Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-1406		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **JEAN LIVINGSTON, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HENSLEE ALLEN STEWART AND HENSLEE STEWART AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 147, Westfield Condominiums (Formerly The Hamlet), of record in Plat Book 6250, Page 590, revised in Plat Book 6250, Page 748, as established under Master Deed of record in Book 6678, Page 771; Book 6736, Page 10; Book 6801, Page 962; Book 6831, Page 982 and Book 7271, Page 256, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Jean Livingston, a single person by Warranty deed from Jennifer L. Tippens Edmondson and James Edmondson, wife and husband of record in Instrument No. 20121004-0091064 Register's Office for Davidson County, Tennessee, dated September 28, 2012 and recorded on October 04, 2012.

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 590, revised in Plat Book 6250, Page 748, Register's Office for Davidson County, Tennessee.
- Subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Westfield Condominiums (formerly The Hamlet Condominiums) of record in Book 6678, Page 771, as amended in Book 6736, Page 110, Book 6801, Page 962, Book 6831, Page 982 and Book 7271, Page 256, Register's Office for Davidson County, Tennessee.
- Charter of Westfield Condominiums Homeowner's Association of record in Book 6746, Page 677, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Westfield Condominiums of record in Book 6678, Page 802, in the Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 6553, Page 988, in the Register's Office for Davidson County, Tennessee.
- Easement(s) to Harpeth Valley Utility District of record in Book 6551, Page 981, in the Register's Office for Davidson County, Tennessee.
- Easement and Right of way Agreement of record in Book 4851, Page 918, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Utilities Easement of record in Book 7803, Page 694, 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: **147 Westfield Drive , Nashville, Tennessee 37221-1406**.

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 15th DAY OF JULY, 2016.

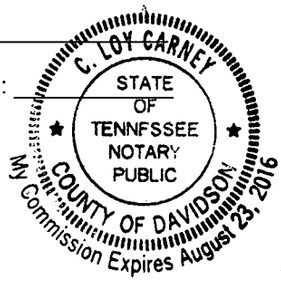
Jean Livingston

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEAN LIVINGSTON, 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 15th of July, 2016.

Notary Public
My Commission Expires:
(SEAL)



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