Davidson County DEEDWARR
Recvd: 08/19/16 14:00 2 pgs
Fees:13.00 Taxes:610.50

20160819-0087024

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Tracey Peek
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18TH DAY OF AUGUST, 2016.

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Tracey Peek	Franklin Synergy Bank	128 13 0A 343.00
(NAME)	(NAME)	
343 Westfield Drive	722 Columbia Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Sixty-Five Thousand And No/100 Dollars ($165,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Carol Wilker, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Tracey Peek, 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:

LAND in Davidson County, Tennessee being Apartment Unit No. 343, of the WESTFIELD CONDOMINIUMS, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Book 6678, Page 771, and amended in Book 6736, Page 110, 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 said Master Deed. Reference is hereby made to the Plat of WESTFIELD as shown on Exhibit "C" to the 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, as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Carol Wilker, married by Warranty Deed from Ewin Norman Earls, Jr., unmarried dated January 3, 2008 and recorded January 4, 2008 as Instrument No. 20080104-0001278, in the said Register's Office for Davidson County, Tennessee.

The spouse of Carol Wilker does not join in the execution of this instrument as subject property was an investment property whereas there is no marital interest to convey.

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 343 Westfield Drive, Nashville, TN 37221

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, has 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.

Witness our hands this the 18th day of August, 2016

Carol Wilker

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Carol Wilker, a married woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of August, 2016.

Notary Public

My Commission Expires: 3/4/18

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAWN D. CHASE WILLIAMSON COUNTY

File Number: FRN-164990FC

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Shelly M Smith

Commission Expires 4-24-2018