This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P16-1070-D

BILL GARRETT, Davidson County
Trans:T20170003609 DEEDWARR
Recvd: 01/13/17 09:50 2 pgs
Fees:13.00 Taxes:554.63
20170113-0004129

WARRANTY DEED

Address of New Owners:
Ms. Vicky J. Gibson
246 Westfield Drive
Nashville, TN 37221

Send Tax Bills To:
Ditech Financial LLC
3000 Bayport Drive, Suite 880
Tampa, FL 33607

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, I,
Jamie S. Morse, unmarried

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
Vicky J. Gibson, 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 tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A Certain Condominium Apartment in Davidson County, Tennessee, being Unit 246 of the Westfield Condominiums, (formerly The Hamlet) a horizontal property regime, pursuant to plat of record in Book 6250, Page 590, and the first revision thereof in Book 6250, Page 748, as further shown and described in an emended document of record in Book 6831, Page 982, all in Register's Office for Davidson County, Tennessee, which plat and record thereof incorporated herein and made a part hereof by reference.

Being the same property conveyed to Jamie S. Morse, unmarried by deed from George Gianikas, Trustee with full power, dated May 29, 1986 and of record in Book 6871, Page 944, in the Register's Office of Davidson County, Tennessee.

This property is subject to all matters as shown on a plat of record in Book 6250, Page 748 and Book 6250, Page 590, in the Register's Office of Davidson County, Tennessee.

This property is subject to restrictions as set forth in Deed of record in Book 6551, Page 988, in the Register's Office of Davidson County, Tennessee.

This property is subject to all matters in Master Deed of record in Book 6678, Page 771 and as amended in Book 6736, Page 10, Book 6801, Page 962, Book 6831, Page 982, Book 7271, Page 256 and Book 9608, Page 719, in the Register's Office of Davidson County, Tennessee.

This property is subject to Charter in favor of The Hamlet Condominiums Homeowners Association, name changed to The Westfield Condominiums Homeowners Association of record in Book 6746, Page 677, in the Register's Office of Davidson County, Tennessee.

This property is subject to a Grant of Easement for Sewer Ling in favor of Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, of record in Book 6551, Page 981, in the Register's Office of Davidson County, Tennessee.

This property is subject to an Easement Right and Right of Way of record in Book 4851, Page 918, in the Register's Office of Davidson County, Tennessee.

This property is subject to an Agreement for Dedication of Public Utilities Easement Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, of record in Book 7803, Page 694, in the Register's Office of Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 246 Westfield Drive, Nashville, TN 37221

THIS CONVEYANCE IS SUBJECT TO: 2017 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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.

Witness my hand this the 12th day of January, 2017.

Jamie S. Morse

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jamie S. Morse, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 12th day of January, 2017.

Notary Public

My Commission Expires:_____

LISA LITTLETON HOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 4-24-2019

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration or value, whichever is greater, for this transfer is $149,900.00.

Affiant

Subscribed and sworn to before me, this the 12th day of January, 2017.

Notary Public

My Commission Expires:_____

Map/Parcel: 128 13 OA 246.00

LISA LITTLETON HOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 4-24-2019