THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170210757** BILL GARRETT, Davidson County Trans:T20170016579 DEEDWARR Recvd: 02/24/17 16:03 2 pgs Fees:13.00 Taxes:1517.00 20170224-0018934	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$410,000.00~~. Affiant Subscribed and sworn to before me, this 17th day of February, 2017. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Walter L. Timmons, Jr. 3737 West End Avenue #305 Nashville TN 37205-2459	New Owner	Tax Parcel ID No. 104090J30500CO

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, **Charles H. Warfield, Trustee of The Martha H. Warfield Family Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Walter L. Timmons, Jr.**, ("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. 305 of The Westbury Condominiums, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Section 66-27-101 through 66-27-123) and the provisions of the Master Deed for The Westbury Condominiums of record in Book 6819, Page 210, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto of record in Book 6819, Page 239, said Register's Office, as amended by First Amendment to Master Deed of record in Book 6886, Page 662, said Register's Office (collectively the "Master Deed"), to which Master Deed reference is here made for a more complete and accurate description of said unit; and amended by 2nd Amendment to Master Deed of record in Book 6958, Page 220, and as further amended by Fourth Amendment to Master Deed of record in Instrument Nos. 20000606-0055942 and 20140717-0063499, said Register's Office.

Together with the undivided percentage interest in the Common Elements (as defined in the Master Deed) appertaining to said unit and all other rights, powers, privileges and interest appertaining to said unit pursuant to the Master Deed.

Together with Allocated Parking Space Nos. 1 and 23 and Reserved Space Parcel No. S-10 which are hereby allocated to the aforesaid unit as an inseparable appurtenance thereto as provided in the Master Deed.

Being the same property conveyed to Charles H. Warfield, Trustee of The Martha H. Warfield Family Trust by Warranty Deed from Lewis R. Donelson and wife, Janice Ost Donelson, recorded on the 2nd day of May, 2005 in Instrument No. 20050502-0048721, in the Register's Office of Davidson County, 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 WILTON CONDOMINIUMS, as recorded in Plat Book 6050, Page(s) 116.

Charter of Westbury Condominium Association recorded in Book 6819, Page 862, amended in Book 7970, Page 553.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WILTON CONDOMINIUMS of record in Book 6819, Page 210 , as amended by instrument(s) of record in Book 6886, Page 662, Book 6958, Page 220, Instrument Nos. 20000606-0055942 and 20140717-0063499; 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 3737 West End Avenue #305 Nashville TN 37205-2459

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 17th day of February, 2017.

The Martha H. Warfield Family Trust

By: _____

Charles H. Warfield, Jr, as Attorney in Fact for
Charles H. Warfield, Trustee

Charles H Warfield, Jr as Attorney in Fact for Charles H Warfield Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles H. Warfield, Jr, 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 Charles H. Warfield, Trustee of The Martha H. Warfield Family Trust 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 17th day of February 2017.

_____
Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018