WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES: 5-8-18 (AFFIX SEAL)

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

R-VRES-17-2901

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)
Bernice Hirsch **Kimberly Santiago**	**New Owner**	
(NAME) **156 Yorkshire Drive**	(NAME)	**104-10-0N-004.00-CO**
(ADDRESS) **Clarksville, TN 37043**	(ADDRESS)	
(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, **STEPHEN MANSFIELD AND BEVERLY DARNALL MANSFIELD, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BERNICE HIRSCH, UNMARRIED AND KIMBERLY SANTIAGO, MARRIED, EACH AS TO A 50% UNDIVIDED INTEREST, AS TENANTS IN COMMON,** 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. B-4 of Westchester Condominiums, as established under Master Deed of record in Instrument No. 20070607-0068596, corrected in Instrument No. 20071009-0120320, in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Stephen Mansfield and Beverly Darnall Mansfield, tenants by the entirety by Warranty Deed from Kathryn W. Parrish, unmarried, of record in Instrument No. 20110223-0015018, Register's Office for Davidson County, Tennessee, dated February 15, 2011 and recorded on February 23, 2011.

This Instrument is being executed on behalf of Beverly Darnall Mansfield, pursuant to a Power of Attorney executed by same on the 1st day of March, 2017, of record in Instrument No. 20170316-0025588, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Taxes for the year 2017, and subsequent years.
- All matters shown on the Plan of record in Plat Book 421, Page 16, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of The Westchester Condominium of record in Instrument No. 20070607-0068596, as corrected in Instrument No. 20071009-0120320, Register's Office for Davidson County, Tennessee.
- Charter for The Westchester Condominium HOA of record in Instrument No. 20070614-0071268, 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: **2901 Blair Boulevard #B-4, Nashville, Tennessee 37212**.

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.

BILL GARRETT, Davidson County
Trans:T20170022326 DEEDWARR
Recvd: 03/16/17 09:28 2 pgs
Fees:13.00 Taxes:647.50

20170316-0025589

Witness my/our hand(s) this the 14th DAY OF MARCH, 2017.

Stephen Mansfield

Beverly Darnall Mansfield by Stephen Mansfield as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHEN MANSFIELD, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of March, 2017.

Notary Public
My Commission Expires: 10-7-19
(SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHEN MANSFIELD, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BEVERLY DARNALL MANSFIELD, and who acknowledged he/she/they executed the same as the free act and deed of the said BEVERLY DARNALL MANSFIELD.

Witness my hand and official seal, this the 14th of March, 2017.

Notary Public
My Commission Expires: 10-7-19
(SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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