This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20170045 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$180,500.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 17th day of March, 2017. Notary Public My Commission Expires: 04/06/2020

HILLARY A. PATE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Comm. Expires April

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170024978 DEEDWARR
Recvd: 03/24/17 10:01 2 pgs
Fees:13.00 Taxes:667.85
20170324-0028842

THIS INDENTURE, made this 17th day of March, 2017, among:

SARAH J. HINES UNMARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

SAMANTHA KRISTINE SISLER UNMARRIED AND PATRICK ALLAN SISLER UNMARRIED, as tenants in common with rights of survivorship

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

A Condominium in Davidson County, Tennessee, being Unit No. 214 of Westfield Condominiums (Formerly The Hamlet) a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 6250, Page 590 and the first revision in Book 6250, Page 748 and further amended in Book 6831, Page 982, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Sarah J. Hines by Warranty deed from Jennifer Hardeman, unmarried of record in Instrument No. 20130122-0007035 Register's Office for Davidson County, Tennessee, dated January 18, 2013 and recorded on January 22, 2013. (Value of consideration shown in aforementioned deed $129,000.00.) Being also known as 214 Westfield Drive Nashville, Tennessee 37221.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower

therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Sarah J. Hines

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Sarah J. Hines, the within named bargainor(s), 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 17th day of March, 2017.

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires April 29, 2018

Notary Public
My Commission Expires:_____

Owner Name & Property Address:

Name: Samantha Kristine Sisler and Patrick Allan Sisler
Address: 214 Westfield Drive
City, State, Zip: Nashville, TN 37221

Responsible Party For Taxes:

Name: Samantha Kristine Sisler and Patrick Allan Sisler
Address: 214 Westfield Drive
City, State, Zip: Nashville, TN 37221

Tax ID: 128-13-0A-214.00-CO