THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 170311236**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $250,000.00. Andrew T Diehl Affiant Subscribed and sworn to before me, this 13th day of April, 2017. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans: T20170031506 DEEDWARR
Recvd: 04/17/17 08:45 2 pgs
Fees: 13.00 Taxes: 925.00
20170417-0036522

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:
Rebecca Edelen Talley 4425 WESTLAWN DR #A301 Nashville TN 37209-4953	New Owner	Tax Parcel ID No. 103080A01800CO

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, **Andrew T. Diehl, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rebecca Edelen Talley, an unmarried woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a certain condominium unit, described as follows:

Unit No. 301, Building A, in a Horizontal Property Regime as shown on the condominium site plan of Westlawn Green Condominiums, as of record in Book 5200, Pages 20, 21, 22, 23 & 24, Register's Office, Davidson County, Tennessee

Being the same property conveyed to Andrew T. Diehl, unmarried by Warranty Deed from J. Edward Hazelton, unmarried, recorded on the 20th day of December, 2011 in Instrument No. 20111220-0099306, 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 2017 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 WESTLAWN GREEN CONDOMINIUMS, as recorded in Plat Book 5200, Page(s) 20 thru 24.

Terms and provisions of by-Laws recorded in Book 5238, Page 872 and Book 6748, Page 423.

Charter of Homeowners Association recorded in Book 5234, Page 719.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WESTLAWN GREEN CONDOMINIUMS of record in Book 5238, Page 863 , as amended by instrument(s) of record in Book 5266, Page 22 and Book 6748, Page 423; 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 4425 WESTLAWN DR #A301 Nashville TN 37209-4953

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 13th day of April, 2017.

Andrew T. Diehl

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrew T. Diehl, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of April, 2017.

Notary Public

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

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018