392

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 170311163

BILL GARRETT, Davidson County
Trans:T20170036655 DEEDWARR
Recvd: 05/01/17 15:16 2 pgs
Fees:13.00 Taxes:1128.50
20170501-0042720

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is grater, for this transfer is: $305,000.00

Affiant

Subscribed and sworn to before me, this28th day of April, 2017.

Notary Public
My Commission Expires:

TONYA B. CHERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires September 18, 2017

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James L. Hamilton 220 Westchase Dr Nashville TN 37205-4735	New Owner	Tax Parcel ID No. 116030F01700CO

unmarried

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, **Dara Wynn** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Hamilton, married** ("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 Number 220 on the Plan of Westchase Condominiums, a horizontal property regime, as shown on the Plan of Westchase Condominiums, of record in Book 5200, Page 578, said Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants and regulations imposed upon and relating to the property units thereof, owners, co-owners and tenants of Westchase Condominiums contained in the Plat, Master Deed and the By-Laws recorded as above stated and in Book 6097, Page 226, and amended in Book 6112, Page 677 are incorporated in this instrument by reference.

Being the same property conveyed to Dara Wynn by Warranty Deed from Jack D. Fleischer and wife, Daniella T. Fleischer, recorded on the 27th day of September, 2006 in Instrument No. 20060927-0119675, 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 WESTCHASE CONDOMINIUMS, as recorded in Plat Book 5200, Page(s) 578.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WESTCHASE CONDOMINIUMS of record in Book 6097, Page 226 , as amended by instrument(s) of record in Book 6112, Page 677, Book 6341, Page 380, Book 6866, Page 362; also subject to easements, rights and interests in favor of other unit owners, and all

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Public Utilities, recorded in Instrument No. 20050509-0052106.

Easement for Comcast of Nashville I, LLC, recorded in Instrument No. 20100219-0012994.

This is improved property located at 220 Westchase Dr Nashville TN 37205-4735

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 28th day of April, 2017.

Dara Wynn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 28th day of April, 2017.

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

Notary Public