THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 170511900**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $164,000.00. Rebecca A. Herchenhahn Affiant Subscribed and sworn to before me, this 16th day of June, 2017. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20170052228 DEEDWARR
Recvd: 06/19/17 14:08 2 pgs
Fees:13.00 Taxes:606.80
20170619-0061369

CONNOR R. SESTAK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires March 03, 2020

WARRANTY DEED

Address New Owner: Richard Feldman and Karol Feldman 123 WESTFIELD DR Nashville TN 37221-1406	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 128130A12300CO

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, **Eric Herchenhahn, married**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Karol N. Feldman and Richard P. Feldman, wife and husband and Kevin B. Feldman, as joint tenants with rights of survivorship**, ("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 Lot No. 123 on the plan of Westfield Condominiums, (formally the Hamlet), a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated and as established by a Master Deed, of record in Book 6831, Page 982, Registers Office for said County, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Westfield Condominiums, as of record in Book 6250, Page 748, said Register's Office, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Eric Herchenhahn, unmarried by Warranty Deed from David Neese and wife, Erin Neese, recorded on the 3rd day of November, 2006 in Instrument No. 20061103-0136812, in the Register's Office of Davidson County, Tennessee.

Rebecca Herchenhahn joins in the signing of this instrument to convey any marital interest she may have in the subject property.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat, as recorded in Plat Book 6250, Page(s) 590, revised in Plat Book 6250, Page 748 and Plat Book 6831, Page 982.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6551, Page 988.

Charter of Westfield Condominiums Homeowners Association (amended) recorded in Book 6746, Page 677.
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WESTFIELD CONDOMINIUMS of record in Book 6678, Page 771, as amended by instrument(s) of record in Book 6736, Page 110, Book 6801, Page 962, Book 6831, Page 982 and Book 7271, Page 256.

Easement for Right-of-way, recorded in Book 4851, Page 918.

Easement for Public Utilities recorded in Book 7803, Page 694.

Grant of Easement recorded at Instrument No. 20151130-0120253.

This is improved property located at 123 WESTFIELD DR Nashville, TN 37221-1406.

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 16th day of June, 2017.

Eric Herchenhahn

Rebecca Herchenhahn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 16th day of June, 2017.

Notary Public

My Commission Expires: _____

CONNOR R. SESTAK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires March 03, 2020