Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170056956 DEEDWARR
Recvd: 07/05/17 08:48 2 pgs
Fees:13.00 Taxes:1639.10
20170705-0067079

W & I Ref: () Title No.: 59056
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Paul West-Osterfield Kimberly West-Osterfield 4833 Redcastle Ridge Nashville, TN 37211	New Owner

TAX MAP PARCEL NUMBERS: 172140B06300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$443,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeffery L. Morris and LaShanda T. Morris, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Paul West-Osterfield and Kimberly West-Osterfield, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Winfield Park, Phase 2, Section 1, Revision 1 of record in Instrument No. 20010313-0024106, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to LaShanda T. Morris and Jeffrey L. Morris by Warranty Deed from James R. Goldenring, unmarried, dated December 29, 2008 and recorded on January 5, 2009 of record in Instrument No. 20090105-0000398, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20010313-0024106, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20001211-0122000 corrected in Instrument No. 20020520-0061426, Book 11113, page 691, Instrument No. 20160211-0013422, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 4833 Redcastle Ridge, Nashville, TN 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of June, 2017.

Jeffery L. Morris

LaShanda T. Morris

State of Tennessee

County of Davidson

On this 30th day of June, 2017, before me the undersigned authority, personally appeared Jeffery L. Morris and LaShanda T. Morris, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $443,000.00.

Affiant

Sworn and subscribed before me this 30th day of June, 2017.

Notary

My Commission Expires: _____

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017