6

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170072206 DEEDWARR
Recvd: 08/21/17 09:44 2 pgs
Fees:13.00 Taxes:765.90

20170821-0085475

G-RR-17-407

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/31/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brian Woods	**Brian Woods & Sherry Woods**	
(NAME)	(NAME)	**128-13-0A-407.00-CO**
407 Westfield Drive	**4323 Lake Washington Blvd., North Unit 5213 East**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Kirkland, WA 98003**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **EVAN H. CLARK AND LISA K. CLARK, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIAN WOODS AND SHERRY WOODS, HUSBAND AND WIFE ,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 407 of The Westfield Condominiums (formerly known as The Hamlet Condominiums), a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Westfield Condominiums of record in Book 6678, Page 771, as amended in Book 6736, Page 110, Book 6801, Page 962, Book 6831, Page 982 and Book 7271, Page 335, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on the "Site Plan" of the Amendment to said Master Deed of record in Book 6831, Page 982, in said Register's Office; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "C-1" of the Amendment to said Master Deed in Book 7271, Page 335, is said Register's Office.

Being the same property conveyed to Evan H. Clark and Lisa K. Clark, Husband and Wife by Warranty deed from Ronnie D. Crisp and Joaquin Melendez, Both Unmarried of record in Instrument No. 20130228-0020344 Register's Office for Davidson County, Tennessee, dated February 15, 2013 and recorded on February 28, 2013.

This conveyance is subject to:

- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Westfield Condominiums of record in Book 6678, Page 771, as amended in Book 6736, Page 110, Book 6801, Page 962, Book 6831, Page 982 and Book 7271, Page 335, Register's Office for Davidson County, Tennessee.
- Charter of Westfield Condominiums Homeowner's Association of record in Book 6746, Page 677, in the Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 6553, Page 988, in the Register's Office for Davidson County, Tennessee.
- Easement(s) to Harpeth Valley Utility District of record in Book 6551, Page 981, in the Register's Office for Davidson County, Tennessee.
- Easement and Right of way Agreement of record in Book 4851, Page 918, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Utilities Easement of record in Book 7803, Page 694, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20151130-0120253, in the Register's Office for Davidson County, Tennessee.
- Boundary Survey of record in Plat Book 6250, Page 590, revised in Plat Book 6250, Page 748, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **407 Westfield Drive, Nashville, Tennessee 37221**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 18th DAY OF AUGUST, 2017.

Evan H. Clark

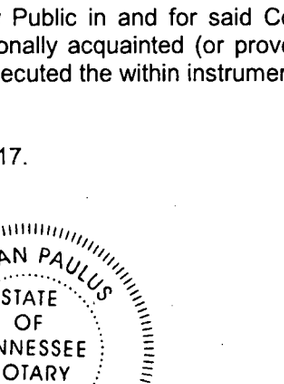
Lisa K. Clark

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EVAN H. CLARK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of August, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LISA K. CLARK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of August, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212