THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33852-08-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $199,500.00. Affiant Subscribed and sworn to before me this 17th day of August, 2017. Notary Public My Commission Expires:

BRENDA SHELBY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 07-24-2019

WARRANTY DEED

Address New Owner: Elizabeth Jones 4425 Westlawn Dr. #D-204 Nashville, TN 37209	**Send Tax Bills To:** Summit Funding, Inc. 2241 Harvard St. Suite 200 Sacramento, CA 95815	**Tax Information:** Map and Parcel No.: 103 08 0 A 071 00CO

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, **Tim McFadden aka Timothy Earl McFadden and wife, Lisa McFadden** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth Jones, a single woman** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4425 Westlawn Dr . #D-204, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20170072408 DEEDWARR
Recvd: 08/21/17 15:17 3 pgs
Fees:18.00 Taxes:738.15
20170821-0085747

IN WITNESS WHEREOF, Grantor has executed this instrument on the 17th day of August, 2017.

Timothy Earl McFadden, by Gerald G. Patterson, his Attorney-in-fact

Lisa M. McFadden, by Gerald G. Patterson, her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald G. Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Timothy Earl McFadden and Lisa M. McFadden, and he is authorized by Timothy Earl McFadden and Lisa M. McFadden to execute this instrument on their behalf.

Witness my hand, at office, this 17th day of August, 2017.

ASHLEY HART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2018

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. D-204 on the Plan of Westlawn Green Condominiums, of record in Plat Book 5200, pages 20 through 24, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Tim McFadden aka Timothy Earl McFadden and wife, Lisa McFadden by deed dated May 30, 2013 from Clyde Mosley and wife, Carol Mosley of record in Instrument No. 20130607-0058074, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 103 08 0 A 071 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Westlawn Green, of record in Book 5238, page 863, amended in Book 5266, page 22, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. By-Laws of Westlawn Green, of record in Book 5238, page 872, amended in Book 6748, page 423, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 5200, pages 20-24, Register's Office for Davidson County, Tennessee.
6. Easement of record in Book 5238, page 134, Register's Office for Davidson County, Tennessee.