File Box 8

PREPARED BY (AND RETURN TO):

*Wilkins & Ivey, Attys.*

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Christy Wilkins Ivey

*Percy Wilkins, Jr. (retired)*

Bill Garrett Davidson County
Batch# 204 DEEDWARR
09/11/2017 02:35:40 PM 2 pgs
Fees: $13.00 Taxes: $643.80
20170911-0092995

W & I Ref: (DM) Title No.: 58908
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Camille E. Roberts<br>330 Westfield Drive<br>Nashville, TN 37221 | Farmington Mortgage, a div of CapStar Bank ISAOA<br>2002 Richard Jones Road, Suite 300A<br>Nashville, TN 37215 |

**TAX MAP PARCEL NUMBERS:** 128130A33000CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$174,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Byron C. Roberts and Susan H. Roberts, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Camille E. Roberts** 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:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 330 of The Westfield Condominium (formerly The Hamlet), a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6250, page 590 revised in Book 6250, page 748 and further shown on amendment to the Master Deed of record in Book 6831, page 982, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Byron C. Roberts and Susan H. Roberts, husband and wife by Warranty Deed from Daniel H. Lewis and Florence A. Lewis, tenants in common with right of survivorship, dated November 17, 2014 and recorded on November 18, 2014 of record in Instrument No. 20141118-0106413, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6250, page 590, revised in Book 6250, page 748 and further shown on amendment to the Master Deed of record in Book 6831, page 982, said Register's Office, to which plan reference is hereby made for a more complete description. Subject to the provisions of the condominium Master Deed of record in Book 6678, page 771; Book 6736, page 110; Book 6801, page 962; Book 6831, page 982; Book 7271, page 256, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters, to which Master Deed reference is hereby made for more particulars; but deleting any covenant, condition, conditions or restrictions would violate 42 USC 3604c. Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20151130-0120253, said Register's Office.

**This is improved property, known as 330 Westfield Drive, Nashville, TN 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, 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 8th day of September, 2017.

Byron C. Roberts

Susan H. Roberts

**State of** Tennessee

**County of** Davidson

On this 8th day of September, 2017, before me the undersigned authority, personally appeared Byron C. Roberts and Susan H. Roberts, 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.

Notary

My Commission Expires:

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

**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: $174,000.00.

Camille E. Roberts
Affiant

Sworn and subscribed before me this 8th day of September, 2017.

Notary

My Commission Expires:

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