WARRANTY DEED

Bill Garrett Davidson County
Batch# 1163 **DEEDWARR**
09/15/2017 09:42:23 AM 2 pgs
Fees: $13.00 Taxes: $703.00

20170915-0094413

A-TG-17-402

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 10.7.19
(AFFIX SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Patricia Maura Mixon	**New Owner**	
(NAME)	(NAME)	**128-13-0A-402.00-CO**
3604 Hampton Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **PAULA L. WILDER AND ALFRED L. LEBLANC, JR., WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PATRICIA MAURA MIXON, TRUSTEE OF THE PATRICIA MAURA MIXON LIVING TRUST DATED 8/8/2006,** 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:

Land in Davidson County, Tennessee, being Unit No. 402, on the Plan of Westfield Condominiums (formerly The Hamlet), a horizontal property regime established by Master Deed of record in Book 6678, page 771, as amended in Book 6736, page 110, in Book 6801,page 962,in Book 6831, page 982, and in Book 7271, page 256; the Plat of which is of record in Plat Book 6250, page 590, 1st Revision of record in Plat Book 6250, page 748, as amended in Book 6831, page 982, as of record in Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Paula Wilder and Alfred L. LeBlanc, Jr., joint tenants with the right of survivorship by Warranty deed from Elizabeth L. Wray and Jo Ann Wray, both unmarried of record in Instrument No. 20070123-0009116 Register's Office for Davidson County, Tennessee, dated January 12, 2007 and recorded on January 23, 2007.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- All matters shown on Plat recorded in Book 6250, page 590, revised in Book 6250, page 748 and amended in Book 6831, page 982.
- Easement (s) to Harpeth Valley Utility District, as set forth in instrument recorded in Book 6551, page 981.
- Easement(s) of record in Book 6553, page 988 in the said Register's Office.
- The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property regime of Westfield Condominiums, and recorded in Book 6678, page 771, as amended in Book 6736, page 110; Book 6801, page 962; Book 6831, page 982 and Book 7271, page 256, Register's Office for Davidson County, Tennessee.
- By-Laws of Westfield Condominiums of record in Book 6678, page 802.
- Charter of Westfield Condominiums Homeowner's Association of record in Book 6746, page 677.
- Easement and Right-of-Way Agreement of record in Book 4851, page 918.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **402 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 12th DAY OF SEPTEMBER, 2017.

Paula Wilder
Paula L. Wilder, ~~Jr.~~

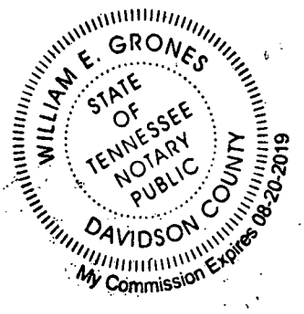
Alfred L. LeBlanc, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAULA L. WILDER, ~~JR.~~, 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 12th of September, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALFRED L. LEBLANC, JR., 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 12th of September, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
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Nashville, TN 37212