(1) Return to: Bridgehouse Title

NEW OWNER:

Kasey M. West
David W. West
2403 Middle Street, A
Nashville, TN 37208

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 17-0530 KP

081-03-0-133.00

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 1972 **DEEDWARR**
09/18/2017 03:23:04 PM 2 pgs
Fees: $13.00 Taxes: $1,032.30
20170918-0095454

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Seventy-Nine Thousand and 00/100 Dollars** (**$279,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **BERTON LEE GILLIAM, A MARRIED MAN,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **KASEY M. WEST, A SINGLE WOMAN, AND DAVID W. WEST, A SINGLE MAN,** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 2403A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 2403 Middle Street, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160929-0102929 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Berton Lee Gilliam, an unmarried man by Warranty deed from L.A.N.D. Group, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160620-0062640 Register's Office for Davidson County, Tennessee, dated June 17, 2016 and recorded on June 20, 2016. (Value of consideration shown in aforementioned deed $110,000.00.)

Being IMPROVED property known as 2403 A Middle Street, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

GRANTOR declares under penalties and perjury the property being conveyed was investment property and has never been used as his marital abode. This property was investment property and was never the primary residence of the Grantor.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 12th day of **September, 2017**.

Berton Lee Gilliam

BERTON LEE GILLIAM

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, BERTON LEE GILLIAM, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of **September, 2017**.

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Jacqueline G Brown

NOTARY PUBLIC

My commission expires: 11-5-18

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The actual consideration or value, whichever is greater, for this transfer is $ **279,000.00** .

Coleen Newcomb

AFFIANT

Sworn to and subscribed to before me this 12th day of **September, 2017**.

NOTARY PUBLIC

My commission expires: _____

WILLIAMSON COUNTY NOTARY PUBLIC My Commission Expires 03-23-2019