WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $185,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF SEPTEMBER, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 6-30-2019

Bill Garrett Davidson County
Batch# 6369 DEEDWARR
10/02/2017 11:26:32 AM 2 pgs
Fees: $13.00 Taxes: $684.50

20171002-0100450

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool,PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-9233 CONDER JV LG

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Lauren Conder	SAME	128130A17700CO
177 WESTFIELD DRIVE		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

MARSHA GLOVER, AND HUSBAND, BOBBY GLOVER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LAUREN CONDER, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Apartment Unit No. 177 of Westfield Condominiums created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6678, Page 771 and amended in Book 6736, Page 110, Book 6801, Page 962 and further amended in Book 6831, Page 982 and Book 7271, Page 256, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit "C" of said Master Deed. Reference is hereby made to the plat of Westfield Condominiums set forth as Exhibit "D" of said Amendment to the Master Deed of record in Book 6831, Page 982, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.

Being the same property conveyed to Marsha Glover, married by Warranty Deed from Jacob J. Abair and wife, Tristin D. Abair, recorded on the 10th day of September, 2007 in Instrument No. 20070910-0107935, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Hamlet, as recorded in Plat Book 6250, Page(s) 590 and Plat Book 6250, Page 748, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Charter of Homeowners Association recorded in Book 6746, Page 677.

e. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WESTFIELD Condominium of record in Book 6678, Page 771, Book 6736, Page 110, Book 6801, Page 962, Book 6831, Page 982 and Book 7271, Page 256; also subject to easements, rights and interests 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.

f. Easement for Public Utilities, recorded in Book 7803, Page 694.

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g. Easement, right, and right of way recorded in Book 4851, Page 918.

h. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

i. Property taxes for the current year.

This is improved property known as 177 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 our hand on the 29th day of September, 2017.

Marsha Glover

Bobby Glover

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, MARSHA GLOVER AND BOBBY GLOVER, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 29th day of September, 2017.

Notary Public

My Commission Expires: 3/15/2020

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC

File #: 17-9233 CONDER JV LG

RECORD & RETURN TO:

JIM R. VANDERPOOL, PC

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067