WARRANTY DEED

Bill Garrett Davidson County
Batch# 8738 DEEDWARR
10/05/2017 09:20:11 AM 2 pgs
Fees: $13.00 Taxes: $736.30

20171005-0102200

MST 2017-1324

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00

Melissa Jansen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September, 2017

Stephanie Dome
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Camille Alston	new owner	103-08-0A-026.00-CO
(NAME)	(NAME)	
4425 Westlawn Drive Unit B #204		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Patricia Lynch, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Camille Alston,** unmarried 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:

Lynwood F. Neeley having since died on July 29, 1995 leaving Patricia Lynch as surviving tenant by the entirety.

Land in Davidson County, Tennessee, being Unit B-204 as shown on the Plat of Westlawn Green, a condominium of record in Plat Book 5200, pages 20 through 24, as established under Master Deed of record in Book 5238, Page 863, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Lynwood F. Neeley and Patricia Lynch, jointly with right of survivorship by Warranty deed from Anthony Frank St. Charles, individually and as Executor of the Will of Mary Ann St. Charles, deceased and Marina Lassiter and Josephine Farmer of record in Book 8324, page 921, Register's Office for Davidson County, Tennessee, dated February 23, 1991 and recorded on April 05, 1991.

Being also known as 4425 Westlawn Drive Unit B #204 Nashville, Tennessee 37209.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, ALTA 8.1 and 9 Endorsement will be added to the Mortgage Loan Policy. Taxes for the year 2017, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 5200, Page (s) 20 through 24, Register's Office for Davidson County, Tennessee. The premises herein insured 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 and is subject to the By-Laws for the administration thereof; also subject to the 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Westlawn Green of record in Book 5238, Page 863, as amended in Book 5266, Page 22, Register's Office for Davidson County, Tennessee. By-Laws of record in Book 5238, Page 872, as amended in Book 6748, Page 423, in the Register's Office for Davidson County, Tennessee. Charter of Westlawn Green Homeowner's Association, Inc. of record in Book 5234, Page 719, in the Register's Office for Davidson County, Tennessee. Easement of record in Book 5238, Page 134, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This property, known as 4425 Westlawn Drive Unit B #204, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 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 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 my/our hand(s) this 29 DAY OF September, 2017.

Patricia Lynch

Patricia Lynch

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patricia Lynch, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29 day of September, 2017.

Notary Public

My Commission Expires: 5-27-2019

(SEAL)

Amelia Swanson
State of Tennessee Notary Public
Williamson County

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-CC-17-4425