G#30257-3

Box 14

Bill Garrett Davidson County
Batch# 27610 DEEDWARR
11/20/2017 09:23:42 AM 2 pgs
Fees: $13.00 Taxes: $703.00

20171120-0118631

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $190,000.00

Heather Townsend
Affiant

Subscribed and sworn to before me, this 17th day of November, 2017.

Notary Public

My commission expires: 11/8/21

ANDREW THOMAS WOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Heather Townsend **Jonathan W. Messier**	**F & M Bank**	**114110A0200CO**
7470 Charlotte Pike, 120	**50 Franklin Street**	
Nashville, TN 37209	**Clarksville, TN 37040**	

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,

Summer L. Graves, unmarried

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

Heather Townsend , an unmarried woman and Jonathan W. Messier, an unmarried man

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:

Land in Davidson County, Tennessee, being Unit No. 120 of the West Hills Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of West Hills Condominiums of record in Instrument No. 20020125-0010757, Instrument No. 20020125-0010758, Instrument No. 20021021-0128687, Instrument No. 20040115-0006459, and Instrument No. 20001212-0122257, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made for the Plat of Instrument No. 20040115-0006459 Condominiums as shown on Exhibit "A" to the Master Deed of record as aforementioned, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such unit.

Being the same property conveyed to Summer L. Graves, unmarried, by Warranty Deed from Janice E. Lockard, unmarried, dated February 16, 2007, of record in Instrument No. 20070222-0022394, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

The Plan of record in Exhibit "A" in Instrument Number 20001212-0122257, and amended and in Instrument No. 2002012-50010757 and in Instrument No. 20020125-0010758, and in Instrument No. 20020821-0101251, Instrument No. 2002102-10128687, Instrument No. 20040115-0006459, said Register's Office

Agreement for Dedication of Easement for Sanitary Sewer and/or Drainage of record in Book 5222, Page 720 and Page 723;

Master Deed of West Hills Condominiums of record in Instrument No. 20020125-0010757, Instrument No. 20020125-0010758, Instrument No. 20021021-0128687, Instrument No. 20040115-0006459, and Instrument No. 20001212-0122257, Instrument Number 20020821-0101251;.

By –Laws of West Hills Condominium Homeowners Association, Inc. amended of record in Instrument No. 20170223-0018186;

Storm Water Detention Agreement of record in Instrument Number 20001208-0121328;

Charter of West Hills Condominiums Homeowner's Association Inc., of record in Instrument No. 20001212-0122756;

West Hills Condominiums Association Inc., Rules and Regulations of record in Instrument No. 20151007-0102294;

Ingress and Egress to cemetery of record in Book 2484, Page 315, Register's Office for Davidson County, Tennessee;

Dedication of Joint Easements for Ingress and Egress to regress of record in Instrument No. 20030225-0024736;

TVA easement of record in Book 787, Page 13 and 14;

Right of Way Agreement of record in Book 1634, Page 593 and in Book 751, Page 374;

Access Easement Agreement of record in Book 10008, Page 79;

Mineral Rights of record in Book 358, Page 45, Register's Office for Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 7470 Charlotte Pike, 120, Nashville, TN 37209.

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 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.

_____ Date: 11/17/17
Summer L. Graves

_____ Date: _____

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Summer L. Graves, the within named Grantor(s), with whom I am personally acquainted (or proved 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, at office, this 17th day of November 2017.

MARK B. LEEDOM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

_____
NOTARY PUBLIC

My Commission Expires: 9/7/21