(1) Return to:

BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 19314

Bill Garrett Davidson County
Batch# 44645 DEEDWARR
01/05/2018 08:38:21 AM 3 pgs
Fees: $18.00 Taxes: $527.25

20180105-0001543

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY TWO THOUSAND FIVE HUNDRED AND 00/100 ($142,500.00) DOLLARS, cash in hand paid by JENETTE STOLWORTHY, a single woman, receipt of which is hereby acknowledged, we, ALBERT MARTIN and wife, DANA M. MARTIN(formerly DANA M. HOSKINS), have bargained and sold, and by these presents transfer and convey unto the said JENETTE STOLWORTHY, a single woman, her heirs and assigns, a certain tract or parcel of land as follows:

A condominium Apartment in Davidson County, Tennessee, being Unit No. 166 of Westfield Condominium (formerly the Hamlet) as shown on Plat in Book 6250, Page 590 and revised in Book 6250, Page 748 and as amended in Book 6831, Page 982, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Dana M. Hoskins, a single woman and Michael H. Hoskins, married, as joint tenants in common with right of survivorship, dated October 28, 2010, of record in Book 20101101-0087123, in the Register's Office of Davidson County, Tennessee. Also being the same property in which title vested in Dana M. Hoskins, upon the death of her father, Michael H. Hoskins, on August 13, 2016, as surviving joint tenant.

This conveyance is subject to all matters shown on Plats in Book 6250, Page 590 as revised in Book 6250, Page 748 and amended in Book 6831, Page 771, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Master Deed for the Hamlet Condominiums, of record in Book 6678, Page 771 and amended in Book 6736, Page 110 and further amended in Book 6831, Page 982 and Book 6801, Page 962 and Book 7271, Page 256, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Charter of the Westfield Condominiums Homeowner's Association, as amended in Book 6746, Page 677, in the Register's Office of Davidson County, Tennessee.

This conveyance may be subject to certain easements, covenants, and restrictions contained in Deed of record in Book 6551, Page 988, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Grant of Easement for Sewer Line, in favor of Harpeth Valley Utilities District, of record in Book 6551, Page 981, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to an Easement, Right, and Right of Way, in favor of sewer line, dated March 31, 1972, of record in Book 4851, Page 918, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to an agreement for Dedication of Public Utilities Easement, in favor of Harpeth Valley Utilities District, of record in Book 7803, Page 694, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said JENETTE STOLWORTHY, a single woman, her heirs and assigns, forever. And we do covenant with the said JENETTE STOLWORTHY, a single woman, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for Davidson County property taxes which have been prorated and will be paid by Grantees. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said JENETTE STOLWORTHY, a single woman, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, on this 28 day of December, 2017.

ALBERT MARTIN

DANA M. MARTIN

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, ALBERT MARTIN and wife, DANA M. MARTIN(formerly DANA M. HOSKINS), with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 28 day of December, 2017.

NOTARY PUBLIC

My Commission Expires: _____

JORDAN B. OSBORN
MY COMM. EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
02/27/2021
COUNTY OF DICKSON

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $142,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Dana Mart
AFFIANT

Sworn to and subscribed to before me this 28 day of December, 2017.

J. 30 —
NOTARY PUBLIC

My Commission Expires: _____

JORDAN B. OSBORN
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 02/27/2021
COUNTY OF DICKSON

****

Tax Map & Parcel No.
128 13 OA 166.0

ADDRESS OF NEW OWNERS* AND SEND TAX BILLS TO:
Ms. JENETTE STOLWORTHY's Lender
Quicken Loans Inc
1050 Woodward Ave
Detroit, MI 48226-1906

* Address of New Owner: 166 Westfield Drive, Nashville, TN 37221