6

WARRANTY DEED

Bill Garrett Davidson County
Batch# 60617 DEEDWARR
02/21/2018 09:04:03 AM 2 pgs
Fees: $13.00 Taxes: $647.50

20180221-0016260

W-VRES-18-102

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Therese L. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 11-5-18
(AFFIX SEAL)

JUSTIN D. TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Logan Kelton	**F & M Bank**	
(NAME)	(NAME)	
102 Westfield Drive	**221 Indian Lake Blvd.**	**128-13-0A-102.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Hendersonville, TN 37075**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELIZABETH AUDREY PRESTON, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LOGAN KELTON, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 102 together with the appurtenant interest in the common elements of The Westfield Condominiums (formerly the Hamlet Condominiums) a Horizontal Property Regime established by Master Deed, of record in Book 6678, Page 771, amended in Book 6736, Page 110, Book 6801, Page 962, Book 6831, Page 982, and Book 7271, Page 256, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of The Hamlet of record in Plat Book 6250, Page 748, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Elizabeth Audrey Preston by Warranty Deed from Brandon Miller and wife, Amber Hamilton Miller of record in Instrument No. 20091102-0100712, Register's Office for Davidson County, Tennessee, dated October 30, 2009 and recorded on November 02, 2009.

The herein described property is not now nor ever has been the principal place of residence of the grantor or the grantors spouse herein.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- All matters shown on the Plan of record in Plat Book 6250, Page 590 and Book 6250, Page 748, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of The Hamlet Condominiums of record in Book 6678, Page 771, as amended to change the name to Westfield Condominiums in Book 6736, Page 110, and further amended in Book 6801, Page 962, Book 6831, Page 982 and Book 7271, Page 256, Register's Office for Davidson County, Tennessee.
- By-Laws of the HOA of record in Book 6678, Page 802, in the Register's Office for Davidson County, Tennessee.
- Charter of the HOA of record in Book 6746, Page 677, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Site Plan 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
- Restrictive Covenants of record in Book 6551, Page 988, in the Register's Office for Davidson County, Tennessee.
- Easement, Right of Way Agreement for Sewer Pressure Line of record in Book 4851, Page 918, in the Register's Office for Davidson County, Tennessee.
- Easement for Sewer Line of record in Book 6551, Page 981, in the Register's Office for Davidson County,

Tennessee.

- Agreement for Dedication of Public Utility Easement to Harpeth Valley Utilities District of record in Book 7803, Page 694, in the Register's Office for Davidson County, Tennessee.
- Grant Easement of record in Instrument Number 20151130-0120253, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **102 Westfield Drive, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 15th DAY OF FEBRUARY, 2018.

Elizabeth Audrey Preston by Laura Mitchell, Attorney-in-fact

Elizabeth Audrey Preston by Laura Mitchell,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ELIZABETH AUDREY PRESTON, and who acknowledged he/she/they executed the same as the free act and deed of the said ELIZABETH AUDREY PRESTON.

Witness my hand and official seal, this the 15th of February, 2018.

Notary Public
My Commission Expires: 5-18-18
(SEAL)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212