Bill Garrett Davidson County
Batch# 74864 DEEDWARR
03/29/2018 01:38:20 PM 2 pgs
Fees: $13.00 Taxes: $492.10
20180329-0029529

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

ELIZABETH HARLAND WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: JANUARY 30, 2022

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $133,000.00

Affiant

Subscribed and sworn to before me, this 26th day of March, 2018.

Notary Public

My commission expires: 1-30-22

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Deborah W. Rawls	**New Owner**	**Map/Parcel 128-13-0-A-156.00CO**
1067 Kacie Dr.		
Pleasant View, TN 37146		

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,

Marvin Steele

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

Deborah W. Rawls and William T. Rawls, Jr., wife and husband

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. 156, on the Plan of Westfield Condominiums (formerly The Hamlet), a horizontal property regime established by Master Deed of record in Book 6678, Page 771, as amended in Book 6736, Page 110, in Book 6801, Page 962, in Book 6831, Page 982, and in Book 7271, Page 256; the Plat of which is of record in Plat Book 6250, Page 590, 1st Revision of record in Plat Book 6250, Page 748, as amended in Book 6831, Page 982, as of record in Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Marvin Steele, by Warranty Deed, from David B. Fisher and Janice Fisher, husband and wife, dated April 27, 2016, of record in Instrument No. 20160506-0045154, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 6250, Page 590, Book 6250, Page 748, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 6551, Page 988, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Book 6678, Page 771, amended in Book 6736, Page 110, Book 6801, Page 962, Book 6831, Page 982, Book 7271, Page 256, Instrument No. 20170424-0040042, Instrument No. 20170424-0040045, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Book 6678, Page 802, amended in Book 7271, Page 310, Register's Office for DAVIDSON County, Tennessee.
Easement to Comcast of record in Instrument No. 20151130-0120253, Register's Office for DAVIDSON County, Tennessee.
Easements of record in Book 485, Page 918, Book 6551, Page 988, Register's Office for DAVIDSON County, Tennessee.

Sewer Line Easement of record in Book 6551, Page 981, Register's Office for DAVIDSON County, Tennessee.
Public Utility Easement of record in Book 7803, Page 694, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Book 6746, Page 677, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject for HOA dues- if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 156 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 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 26th day of March, 2018.

Marvin Steele

* I certify by my signature that this property has been used for investment purposes only and has never been the residence of the grantor.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Marvin Steele, 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 he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of March, 2018.

Notary Public

My Commission Expires:_____

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: JULY 26, 2021

File #: **180136JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027