THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue
Suite 205
Nashville, Tennessee 37215

STATE OF TENNESSEE, COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $249,000.00.

Sean Preston
Affiant

Subscribed and sworn to before me this 30th day of March, 2018.

Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 34170-03-2018

Bill Garrett Davidson County
Batch# 75865 **DEEDWARR**
04/03/2018 11:28:09 AM 3 pgs
Fees: $18.00 Taxes: $921.30

20180403-0031037

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Michael Kniery 4425 Westlawn Dr. #C200 Nashville, TN 37209	Legacy Home Loans 8121 Isabella Ln #105 Brentwood, TN 37027	Map and Parcel No.: 103 08 0 A 049 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sean Preston, an unmarried person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Kniery, an unmarried person** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4425 Westlawn Dr. #C200, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of March, 2018.

Sean Preston

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 30th day of March, 2018.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. C-200 on the Plan of Westlawn Green Condominiums, of record in Plat Book 5200, pages 20 through 24, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Sean Preston, an unmarried person by deed dated July 30, 2003 from Bridget A. Connell, an unmarried person of record in Instrument No. 20030822-0122326, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 103 08 0 A 049 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Westlawn Green, of record in Book 5238, page 863, amended in Book 5266, page 22, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. By-Laws of Westlawn Green, of record in Book 5238, page 872, amended in Book 6748, page 423, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 5200, pages 20-24, Register's Office for Davidson County, Tennessee.
6. Easement of record in Book 5238, page 134, Register's Office for Davidson County, Tennessee.