Bill Garrett Davidson County
Batch# 89194 DEEDWARR
05/07/2018 12:01:05 PM 2 pgs
Fees: $13.00 Taxes: $791.80
20180507-0043424

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180415755

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $214,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of May, 2018.

Notary Public
My Commission Expires: 03-03-20

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
TN 37203

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kevin G. Inmon 417 Westfield Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 128-13-0A-417.00-CO

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, **Malia R. Axsom n/k/a Malia Axsom Barrett, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kevin G. Inmon , unmarried,** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 417 of Westfield Condominiums (formerly The Hamlet), a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 6250, page 590, revised in Book 6250, page 748 as amended in Book 6831, page 982, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Malia R. Axsom by Warranty deed from Robert E. Watkins, married of record in Instrument No. 20070320-0033782 Register's Office for Davidson County, Tennessee, dated March 16, 2007 and recorded on March 20, 2007.

John David Rivers Barrett joins in this conveyance for the purpose of conveying all right, Title and interest he may have in and to the above described property as spouse of Malia R. Axsom n/k/a Malia Axsom Barrett.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6250, Page 590 and the first revision in the Book 6250, Page 748, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the 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.

This is improved property located at 417 Westfield Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantors have executed this instrument on this 3rd day of May, 2018.

Malia R. Axsom n/k/a Malia Axsom Barrett

John David Rivers Barrett

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Malia R. Axsom n/k/a Malia Axsom Barrett and John David Rivers Barrett, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of May, 2018.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022