# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-6-20

(AFFIX SEAL)

JAMES A. WALKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

A-TG-18-402

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

~~PREPARED BY:~~
~~BANKERS TITLE & ESCROW CORP~~
~~2310 WEST END AVE~~
~~NASHVILLE TN 37203~~

Bill Garrett Davidson County
Batch# 98581 DEEDWARR
05/31/2018 11:42:15 AM 2 pgs
Fees: $13.00 Taxes: $795.50

20180531-0051912

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | |
|---|---|---|
| **Regina L Lewis** | **New Owner** | |
| (NAME) | (NAME) | **128-13-A-402.00CO** |
| **402 Westfield Drive** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37221** | | |
| (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, **PATRICIA MAURA MIXON, TRUSTEE OF THE PATRICIA MAURA MIXON LIVING TRUST DATED 8/8/2006,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **REGINA L LEWIS, A SINGLE WOMAN,** 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. 402, 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, Book 6801, Page 962, Book 6831, Page 982, and Book 7271, Page 256; and 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, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Patricia Maura Mixon, Trustee of The Patricia Maura Mixon Living Trust dated 8/8/2006, by Warranty Deed from Paula L. Wilder and Alfred L. LeBlanc, Jr., recorded September 15, 2017 in Instrument No. 20170915-0094413 and further being the same property conveyed to Paula Wilder and Alfred L. LeBlanc, Jr. by Warranty Deed from Elizabeth L. Wray and Jo Ann Wray, both unmarried, recorded January 23, 2007 in Instrument No. 20070123-0009116, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on Plat recorded in Book 6250, Page 590, revised in Book 6250, Page 748 and amended in Book 683, Page 982, Register's Office for Davidson Counyy, Tennessee.
- Easement to Harpeth Valley Utility District, as set forth in instrument recorded in Book 6551, Page 981, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 6553, Page 988, Register's Office for Davidson County, Tennessee.
- The premises herein 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; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property regime of Westfield Condominiums, and recorded in Book 6678, Page 771, as 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.
- By-Laws of Westfield Condominiums of record in Book 6678, Page 802, Register's Office for Davidson County, Tennessee.
- Charter of Westfield Condominiums Homeowner's Association of record in Book 6746, Page 677, Register's Office for Davidson County, Tennessee.
- Easement and Right-of-Way Agreement of record in Book 4851, Page 918, 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: **402 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 29 DAY OF MAY, 2018.

Patricia Maura Mixon, Trustee of The Patricia Maura Mixon Living Trust dated 8/8/2006

BY: Patricia Maura Mixon, Trustee
Patricia Maura Mixon
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICIA MAURA MIXON, TRUSTEE of PATRICIA MAURA MIXON, TRUSTEE OF THE PATRICIA MAURA MIXON LIVING TRUST DATED 8/8/2006, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 29th of May, 2018.

Notary Public
My Commission Expires: 10-7-19
(SEAL)




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