THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180415961** Bill Garrett Davidson County Batch# 100954 DEEDWARR 06/06/2018 09:26:28 AM 2 pgs Fees: $13.00 Taxes: $1,221.00 20180606-0054150	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $330,000.00 Affiant Subscribed and sworn to before me, this 5th day of June, 2018. Notary Public My Commission Expires: JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10. 2019

WARRANTY DEED

Address New Owner: Jessica C. Fischer 109 Westwood Trace #9 Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104140B00900CO

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, **Ryan N. Clark and Jean-Marie Elizabeth Bibb Clark, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jessica C. Fischer, unmarried**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 9 of Westwood Trace, a Condominium, a Horizontal Property Regime, located in Nashville, Tennessee, as shown on the plat of Westwood Trace, Condominium apartments, recorded in Plat Book 6200, Page 215, said Register's Office, and described in a Master Deed recorded in Book 6522, Page 322 as amended in Book 6889, Page 711 and Instrument No. 20070620-0073748, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Westwood Trace, Condominium Apartments contained in the Master Deed recorded in Book 6522, Page 322 as amended in Book 6889, Page 711 and Instrument No. 20070620-0073748, and By-Laws appended thereto and amended in Instrument No. 20010411-0035667, Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Ryan N. Clark and wife, Jean-Marie Elizabeth Bibb Clark by Warranty Deed from Lindsey Marie Bewick and husband, Jonathan M. Kidd, recorded on the 22nd day of March, 2012 in Instrument No. 20120322-0024268, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WESTWOOD TRACE, as recorded in Plat Book 6200, Page(s) 215.

Terms and provisions of by-Laws of Westwood Trace Condominium Association recorded in Book 6522, Page 352 and Instrument No. 20010411-0035667.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WESTWOOD TRACE Condominium of record inBook 6522, Page 322 , as amended by instrument(s) of record in Book 6889, Page 711; Instrument No. 20010720-0077359 and Instrument No. 20070620-0073748; also subject to easements, rights and interests 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.

Charter of Westwood Trace Condominium Association recorded in Book 6582, Page 874, Book 7599, Page 912, Book 7948, Page 624 and Book 7948, Page 626.

This is improved property located at 109 Westwood Trace #9 Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, her 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, her 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, Grantor has executed this instrument on this 5th day of June, 2018.

Ryan N. Clark

Jean-Marie Elizabeth Bibb Clark

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ryan N. Clark and Jean-Marie Elizabeth Bibb Clark, 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 5th day of June, 2018.

Notary Public
My Commission Expires: _____

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 18, 2019