NEW OWNER:

David Westerfield
Karla Westerfield
2308 Knowles Avenue
Nashville, TN 372042126

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 18-0279

105-14-0C-057.00-CO

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 115763 **DEEDWARR**
07/12/2018 02:57:08 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00

20180712-0067651

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Eighty Thousand and 00/100 Dollars ($380,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **LE HE, AN UNMARRIED WOMAN,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **DAVID WESTERFIELD AND KARLA WESTERFIELD, HUSBAND AND WIFE** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 2308, on the Plan of the Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et. Seq., as amended, Tennessee Code Annotated, as established by declaration of Covenants Conditions and Restrictions of the Park at Melrose Townhomes a Horizontal Property Regime with Private Elements of record in Instrument No. 20070604-0065994, and First Supplementary Declaration of Covenants record in Instrument No. 20070614-0071575, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, Reference is hereby made to the plan of the Park at Melrose Townhomes, shown on Exhibit "C" to the

Declaration of Covenants of record in Instrument No. 20070604-0065994, for a more complete identification and description of said unit.

Being the same property conveyed to Le He, an unmarried woman by Warranty deed from Radford Carlton Stewart aka Carlton Stewart, unmarried, and Thomas M. Hancock, unmarried of record in Instrument No. 20110628-0049272 Register's Office for Davidson County, Tennessee, dated June 24, 2011 and recorded on June 28, 2011.

Being also known as 2308 Knowles Avenue Nashville, Tennessee 37204.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 22 day of **June, 2018**.

LE HE

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, LE HE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22 day of **June, 2018**.

NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **380,000.00** .

AFFIANT

Sworn to and subscribed to before me this 21st day of **June, 2018.**

NOTARY PUBLIC

My commission expires: 06-10-19

CONNIE M. WOOD NOTARY PUBLIC ID# 533612 EXPIRES JUNE 10, 2019 COMMONWEALTH OF KENTUCKY