ADDRESS NEW OWNER: Christopher Henry Bradshaw

252 Westfield Dr.
Nashville TN 37221

SEND TAX BILL TO: SWBC Mortgage, ISAOA ATIMA
9311 San Pedro Avenue, Suite 100
San Antonio, TX 78216

MAP-PARCEL NOS. 128130A20300CO

Bill Garrett Davidson County
Batch# 123265 DEEDWARR
08/01/2018 09:52:20 AM 2 pgs
Fees: $13.00 Taxes: $647.50

20180801-0074923

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Nancy K. Thompson, an unmarried woman** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Christopher Henry Bradshaw, single man** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Apartment No. 203 of Westfield Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6678, Page 771, and as amended in Book 6736, Page 110, and further amended in Book 6831, Page 982, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit "C" of said Master Deed, Reference is hereby made to the Plat of Westfield Condominiums as set forth in Exhibit "D" of said Amendment to the Master Deed of record in Book 6831, Page 982, in said Register's Office for a more complete identification and description of such Unit.

Being the same property conveyed to Nancy K. Thompson, unmarried, from Kimberly Olson Karesh, a married woman, by Warranty Deed recorded January 9, 2003, in Instrument No. 20030109-0004048, Register's Office for Davidson County, Tennessee.

This is property with a common address of 203 Westfield Drive, Nashville, TN ~~37211~~. 37221.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters appearing on the Plan of record in Plat Book 6250, Page 748, Register's Office for Davidson County, Tennessee.(3) Restrictive Covenants of record in Book 6551, Page 988, said Register's Office.(4) Master Deed and By-Laws for The Hamlet of record in Book 6678, Page 771; Amendment and Name Change to The Westfield Condos in Book 6736, Page 110; Amended in Book 6801, Page 962; Amended in Book 6831, Page 982; Amended in Book 7271, Page 256; Appointed Successor Trustee in Book 9608, Page 719; Amended in Instrument No. 20170424-0040045; Amendment to By-Laws in Instrument No. 20170424-0040042, said Register's Office.(5) Sewer and Right Of Way Easement of record in Book 4851, Page 918, said Register's Office.(6) Sewer Easement of record in Book 6551, Page 981, said Register's Office.(7) Amendment to charter of record in Book 6746, Page 677, said Register's Office.(8) Utilities Easement to Harpeth Valley Utilities District of record in Book 7803, Page 694, said Register's Office.(9) Easement to Comcast of Nashville I, a Limited Liability Corporation, of record in Instrument No. 20151130-0120253, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 31st day of July 2018.

Nancy K. Thompson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Nancy K. Thompson, an unmarried woman,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 31st day of July 2018.

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 3, 2020

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $175,000.00.

Affiant

Subscribed and sworn before me this 31st day of July 2018.

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 3, 2020

Notary Public
My Commission Expires:

File No. 1807K198