Bill Garrett Davidson County
Batch# 124486 DEEDWARR
08/03/2018 11:59:09 AM 2 pgs
Fees: $13.00 Taxes: $777.00
20180803-0076423

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of July, 2018.

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G18-2810

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Steve Herbert, Successor Trustee of John Sonday Children's Trust dated December 22, 1996<br>(NAME)<br><br>5621 Hwy 230<br>(STREET ADDRESS)<br><br>McEwen, TN 37101<br>(CITY) (STATE) (ZIP) | New Owner<br>(NAME)<br><br>(STREET ADDRESS)<br><br>(CITY) (STATE) (ZIP) | 128-13-0A-329.00-CO |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Thomas E. Brown Jr., an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steve Herbert, Successor Trustee of John Sonday Children's Trust dated December 22, 1996,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 329 of Westfield condominiums, a Condominium, a Horizontal Property Regime, located on Westfield Drive, Nashville, Tennessee, the Plan being shown as Exhibit "D" to Amendment to Master Deed for the Westfield Condominiums of record in Book 6831, Page 982 and described in a Master Deed 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, 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 Westfield Condominiums, Condominium Apartments contained in the Master Deed 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 and By-Laws recorded in Book 6678, Page 802, Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof of the same as though copied herein.

Being the same property conveyed to Thomas E. Brown Jr. by Quitclaim Deed dated April 9, 2013, recorded April 16, 2013, in Instrument Number 20130416-0037839, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Book 6831, Page 982; Book 6678, Page 771 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.
2. Easement, Right and Right of Way of record in Book 4851, Page 918, Register's Office for said County.
3. Public Utility Easement to Harpeth Valley Utility District of record in Book 7803, page 694, Register's Office for said County.
4. Boundary Plats of record in book 6250, Page 590 and Book 6250, Page 748, Register's Office for said County.
5. Charter for Homeowners Association of record in Book 6746, Page 677, Register's Office for said County.
6. 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; Book 6736, Page 110; Book 6801, Page 962; Book 6831, Page 982; Book 7271, Page 256; and Book 9608, Page 719, Register's Office for Davidson County, Tennessee.
7. Restrictions as recorded in Book 6551, Page 988, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Thomas E. Brown, Jr. is signed by his/her duly appointed Attorney-in-fact Gina Davis Bush, pursuant to the Power of Attorney recorded in Instrument #20180803-0076422, said Register's Office.

This is improved property, known as 329 Westfield Drive, Nashville, TN 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 GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 27th day of July, 2018.

Thomas E. Brown, Jr. by Gina Davis Bush, his attorney-in-fact
Thomas E. Brown Jr. by Gina Davis Bush, his Attorney-In-Fact

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Gina Davis Bush, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day ~~of~~ July, 2018.

Preston D Matthews
Notary Public

My Commission Expires: 6/22/21

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**