Karen Y Johnson Davidson County
Batch# 135872 **DEEDWARR**
09/04/2018 10:07:47 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20180904-0087042

WARRANTY DEED

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

Y-KW-18-219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 9.20.20
(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew R. Evans	**New Owner**	
(NAME)	(NAME)	
219 Westfield Drive		**128-13-0A-219.00-CO**
(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, **BROOK E. SWEET, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW R. EVANS, A SINGLE MAN,** 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:

Laid in Davidson County, Tennessee, being Unit No. 219 of Westfield Condominiums (formerly The Hamlet), a horizontal property regime established by a Master Deed of record in Book 6678, page 771, as amended in Book 6736, page 110, in Book 6801, page 962, in Book 6831, page 982, in Book 7271, page 256;the 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, as of record in Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Brook E. Sweet, a single woman by Warranty deed from Wendy F. Bush, a single woman of record in Instrument No. 20080228-0019844 Register's Office for Davidson County, Tennessee, dated February 28, 2008 and recorded on February 28, 2008.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 590 and Book 6250, Page 748, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of The Hamlet Condominiums of record in Book 6678, Page 771, as amended to change the name to Westfield Condominiums in Book 6736, Page 110, and further amended in Book 6801, Page 962, Book 6831, Page 982 and Book 7271, Page 256, Register's Office for Davidson County, Tennessee.
- By-Laws of the HOA of record in Book 6678, Page 802, in the Register's Office for Davidson County, Tennessee.
- Charter of the HOA of record in Book 6746, Page 677, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Site Plan of Westfield Condominiums set forth as Exhibit "D" of said Amendment to the Master Deed of record in Book 6831, Page 982, Register's Office for Davidson County, Tennessee
- Restrictive Covenants of record in Book 6551, Page 988, in the Register's Office for Davidson County, Tennessee.
- Easement, Right of Way Agreement for Sewer Pressure Line of record in Book 4851, Page 918, in the Register's Office for Davidson County, Tennessee.
- Easement for Sewer Line of record in Book 6551, Page 981, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Utility Easement to Harpeth Valley Utilities District of record in Book 7803, Page 694, in the Register's Office for Davidson County, Tennessee.
- Grant Easement of record in Instrument Number 20151130-0120253, in the 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: **219 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 29th DAY OF AUGUST, 2018.

Brook E. Sweet

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BROOK E. SWEET, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2021

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