WARRANTY DEED

BLAKE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of October @ 2018.

Notary Public

MY COMMISSION EXPIRES: 7-11-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lindsey Garcia	same	128130A41400CO
(NAME)	(NAME)	Karen Y Johnson Davidson County
414 Westfield Drive		Batch# 152384 DEEDWARR
(ADDRESS)	(ADDRESS)	10/18/2018 10:33:07 AM 2 pgs
Nashville, TN 37221		Fees: $13.00 Taxes: $847.30
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20181018-0103416

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 considerations, the receipt of which is hereby acknowledged, we **Earnest T. Dixon and wife, Sarah Vick-Dixon,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Lindsey Garcia, a single woman**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land situated in Nashville, Davidson County, Tennessee, being Apartment Unit No. 414 of Westfield Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Annotated Code, and as established by a Master Deed, of record in Book 6678, page 771, and 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 set forth as 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 said Unit.

Being the same property conveyed to Earnest T. Dixon and wife, Sarah Vick-Dixon by Deed from Paul D. Settle, Jr. And Connie H. Settle, dated April 27, 1993 and recorded May 17, 1993 of record in Book 8950, Page 655, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

Rights of the Co-Owners of George Gianikas, Trustee in the general common elements and limited common elements as set forth in the Master Deed recorded in Master Deed, of record in Book 6678, page 771, Amended in Book 6736, Page 110, Amended in Book 6801, Page 962, Amended in Book 6831, Page 982, Amended in Book 7271, Page 256, Davidson County Records, and as amended, conditions, regulations, restrictions, easements and other matters as set forth in the above described Master Deed, Amendment(s) and Statute.

Agreement for Dedication of Public Utilities Easement, including terms and conditions thereof as recorded in Book 7803, Page 694, Register's Office for Davidson County, Tennessee.

Articles of Amendment to the Charter of The Hamlet Condominiums Homeowner's Association, recorded in Book 6746, Page 677, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 414 Westfield Drive, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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 hands this 9th day of October 2018.

Earnest T. Dixon

Sarah Vick-Dixon

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Earnest T. Dixon and Sarah Vick-Dixon the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9th day of October, 2018.

Notary Public: Blake Reynolds
My Commission Expires: 7-11-22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

File No.: 287304
Warranty Deed TN