THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 181118568

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $263,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of December, 2018.

Notary Public
My Commission Expires: _____

RICHARD LOUIS RIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

Karen Y Johnson Davidson County
Batch# 176248 DEEDWARR
12/20/2018 08:42:53 AM 2 pgs
Fees: $13.00 Taxes: $973.10

20181220-0123660

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Harrison Bryant 208 Westchase Drive Nashville TN 37205	New Owner	Tax Parcel ID No. 116-03-0F-006.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jason Robert Lewis and Wendi Lachella Secrest n/k/a Wendi Lewis, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Harrison Bryant, a single person** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, Being Unit No. 208 of Westchase Condominiums Phase 1 horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plat of record in Book 5200, Page 578, Register's Office for said county, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Jason Robert Lewis and wife Wendi Lachelle Secrest by Warranty Deed from Bonnie Hommrich married and Dennis E. Hommrich, recorded on the 5th day of August, 2013 in Instrument No. 20130805-0081546, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WESTCHASE CONDOMINIUMS PHASE 1, as recorded in Plat Book 5200, Page(s) 578.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WESTCHASE CONDOMINIUM of record in Book 6097, Page 266, as amended by instrument(s) of record in Book 6112, Page 677, Book 6341, Page 380 and Book 6866, Page 362; also subject to easements, rights and interests 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.

Easement for Comcast of Nashville I, LLC, recorded in Instrument No. 20100219-0012994.

This is improved property located at 208 Westchase Drive Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of December, 2018.

Jason Robert Lewis

Wendi Lachelle Secrest n/k/a Wendi Lewis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jason Robert Lewis and Wendi Lachelle Secrest n/k/a Wendi Lewis, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of December, 2018

Notary Public

My Commission Expires: _____

