Karen Y Johnson Davidson County
Batch# 179234 DEEDWARR
12/31/2018 01:43:30 PM 2 pgs
Fees: $13.00 Taxes: $647.50
20181231-0126500

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B18-2614

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Dana Park
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28 day of December, 2018

Notary Public

Commission Expires: 8/10/2020

CHERYL ANGELA FIGLIO STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires 08-10-2020

Address of New Owner	Send Tax Bills To:	Map & Parcel
Laura Sanders Herrell 209 Westfield Drive Nashville, TN 37221	CMG Mortgage, Inc. dba CMG Financial 3160 Crow Canyon Rd. Suite 400 San Ramon, CA 94583	128-13-0A-209.00-CO

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Wendy Spira-Dees, Successor Trustee of The Brown Trust, dated August 28, 2003

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Laura Herrell, an unmarried woman

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:

Land in Davidson County, Tennessee, being Apartment Unit No. 209 of Westfield Condominiums created under Title 66, Section 27-101, et. seq, as amended, Tennessee Code Annotated, and as established by 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 Registers Office, amending plans of record in Book 6250, Page 590, revised in Book 6250, Page 748, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.

Being the same property conveyed to Mildred Brown, a single person by Warranty Deed from Andrew M. Trauger, unmarried of record in Book 9726, Page 769, Register's Office for Davidson County, Tennessee, dated June 12, 1995 and recorded on July 10, 1995.
Also, Being the same property conveyed to The Brown Trust, dated August 28, 2003, Mildred Brown, Trustor and/or Trustee by Quitclaim Deed from Mildren Brown of record in Instrument No. 20030829-0125856, Register's Office for Davidson County, Tennessee, dated August 29, 2003 and recorded on August 29, 2003. The said Mildred Brown having died on July 1, 2005 leaving Wendy Spira-Dees as the successor trustee, pursuant to the terms of The Brown Trust dated August 28, 2003.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record;

(2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 209 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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 28 day of December, 2018.

The Brown Trust, dated August 28, 2003

By: Wendy Spira Dees Successor Trustee

Wendy Spira Dees, Successor Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Wendy Spira Dees, Successor Trustee of The Brown Trust dated August 28, 2003** with whom I am personally acquainted (or 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 Brentwood, Tennessee this 28 day of December, 2018.

Notary Public
My Commission Expires: 4-3-20

(Notary Seal)

CHRIS MULE'
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY