WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$210,500.00.**

Affiant

Subscribed and sworn to before me this 10th day of January, 2019

Notary Public
My Commission expires: (Affix Seal)

Karen Y Johnson Davidson County
Batch# 183589 **DEEDWARR**
01/14/2019 12:12:16 PM 2 pgs
Fees: $13.00 Taxes: $778.85

20190114-0003590

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Brenda Renee Hickley	New Owner	128-13-0A-354.00CO
354 Westfield Drive		
Nashville, TN 37221	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Cindy L. Huffines, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Brenda Renee Hickley, a signle woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Apartment Unit No. 354 of Westfield Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, 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 Cindy L. Huffines, unmarried from Margaret H. Palmer, unmarried by Warranty Deed on November 9, 2000, of record in Instrument Number 20001110-0112101, Register's Office for Davidson County, Tennessee.

This is property with a common address of 354 Westfield Drive, Nashville, TN 37221.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2019 and subsequent years, plus any penalties and interest which may accrue, which are not yet due and payable.
- Subject to all matters on Plan of record in Plat Book 6250, Page 748, Register's Office for Davidson County, Tennessee.
- Master Deed of record 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, Instrument No. 20170424-0040042, and Instrument No. 20170424-0040045, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 6551, page 988, Register's Office for Davidson County, Tennessee.
- Charter of Westfield Condominiums Homeowner's Association, Inc., of record in Book 6746, page 677, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6678, page 802, Register's Office for Davidson County, Tennessee.
- Utility Easement of record in Book 7803, page 694, Register's Office for said County; Sewer Line Easement of record in Book 6551, page 981, Register's Office for said County; Easement of record in Book 4851, page 918, and Book 6551, page 988, Register's Office for said County; Easement to Comcast of Nashville I, LLC, of record in Instrument No. 201511300120253, Register's Office for Davidson County, Tennessee.

- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **354 Westfield Drive, Nashville, TN 37221**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this January 10, 2019.

Cindy L. Huffines

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Cindy L. Huffines** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 10, 2019

Notary Public

My commission expires 8/1/22

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY