Karen Johnson Davidson County
Batch# 204130 DEEDWARR
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Fees: $18.00 Taxes: $510.60
20190311-0021851

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00. Heather R. Hunter (Affiant) Sworn to and subscribed before me this 8th day of March, 2019. Notary Public My commission expires: November 14, 2021

MARY CLIFTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: NOVEMBER 14, 2021

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House, Suite 414
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Susan Adkisson (NAME)	**Susan Adkisson** (NAME)	**128-13-0A-144.00-C**
(ADDRESS) **144 Westfield Dr.** **Nashville, TN 37221**	(ADDRESS) **144 Westfield Dr.** **Nashville, TN 37221**	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mark Schwartz, married, as his sole and seperate property**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Susan Adkisson and husband, Wayne Adkisson for life, to Douglas Wayne Adkisson and Steven Felt Adkisson for the remainder,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Apartment Unit No, 144 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 Book 6678, Page 771, and amended in Book 6736, Page 110 and further amended in Book 6801, Page 962, Book 6831, Page 982, and in Book 7271, Page 256, said Register's Office, 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 plan of First Revision, The Hamlet (now known as The Westfield Condominiums) of record in Book 6250, page 748 and the plat of Westfield Condominiums' set forth as Exhibit "D" of said Amendment to the Master Deed of record in Book 6831, Page 982, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Mark Schwartz, married, as his sole and separate property, by Quit Claim Deed from Zhanna Zeppelin, unmarried, recorded May 4, 2016, in Instrument Number 201605040044143, in the Registrar's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Real estate taxes or special assessments for the year(s) 2019, that are not yet due or payable.

2. Subject to all items shown on the plan of record in Book 6250, Page 748 and revised in Book 6831, Page 982, in the Register's Office for Davidson County, Tennessee.

3. Charter of Westfield Condominiums Homeowners' Association Inc. of record in Book 6746, Page 677, in the Register's Office for Davidson County, Tennessee.

4. Water Line Easement of record in Book 7803, Page 694, in the Register's Office for Davidson County, Tennessee.

5. Master Deed and By-Laws of Westfield Condominium of record in Book 6678, Page 771, and amended in Book 6736, Page 110, Book 6801, Page 962, Book 6831, Page 982, and in Book 7271, Page 256, in the Register's Office for Davidson County, Tennessee.

6. Sanitary Sewer Easement of record in Book 6551, Page 981 and Book 4851, Page 918, in the Register's Office for Davidson County, Tennessee.

7. Grant of Easement to Comcast of record in Inst. No. 20151130-0120253, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of March, 2019.

Mark Schwartz (SEAL)

Mark Schwartz

STATE OF Georgia
COUNTY OF Forsyth

On this 8th day of March, 2019, before me personally appeared Mark Schwartz, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 8th day of March, 2019.

Notary Signature
My commission expires:

ULIANA SHTENNIKOVA
NOTARY PUBLIC
MY COMMISSION EXPIRES NOVEMBER 27, 2022
FORSYTH COUNTY, GEORGIA

Certificate of ~~Authenticity~~

I, HeatherHunter, 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. Heather R Hunter

Signature

Personally appeared before me, Mary Clifton, a notary public for this county and state, Heather R. Hunter 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: November 14, 2021
Notary's Seal

MARY CLIFTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
NOVEMBER 14, 2021

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