# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $209,000.00.

Margaret Barber
*Affiant*

Subscribed and sworn to me on 06/28/19.

NOTARY PUBLIC
My Commission Expires:

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Karen Johnson Davidson County
Batch# 252185 DEEDWARR
07/03/2019 09:44:06 AM 2 pgs
Fees: $13.00 Taxes: $773.30

20190703-0065010

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Margaret Barber<br>435 Westfield Drive<br>Nashville, TN 37221 | PINNACLE BANK<br>15025 Ballancroft PKWY, 2nd Floor<br>Charlotte NC 28277 | 128130A43500CO |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Ina Marie Parks, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Margaret Barber, an unmarried woman, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being a certain condominium apartment in Davidson County, Tennessee, being Unit 435 of the Westfield Condominiums, (formerly The Hamlet) a horizontal property regime pursuant to plat of record in Book 6250, page 590, and the first revision thereof in Book 6250, page 748, as further shown and described in an amended document of record in Book 6831, page 982, Register's Office for Davidson County, Tennessee, to which plat and record thereof are incorporated herein and made a part hereof by reference.
>
> Being the same property conveyed to Ina Marie Parks, unmarried by Warranty Deed from Kristina A. Steinke Swanson and husband Lars Swanson, dated November 15, 2012 and filed on November 19, 2012 in Instrument Number 20121119-0106291, Register's Office of Davidson County, Tennessee.
>
> This is improved property known as 435 Westfield Drive, Nashville, Tennessee 37221.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

**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, her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors and 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 hand this 06/28/19.

**Return to:**
**Rudy Title and Escrow, LLC**
**2012 21st Avenue South**
**Nashville, TN 37212**
**FILE #: 0-KR-19-435**

Ina Marie Parks

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

On 06/28/19, before me personally appeared Ina Marie Parks, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 06/28/19.

NOTARY PUBLIC

My Commission Expires:

JAMES H. ORTALE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 6, 2020