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

CRT File No. 190822337

Karen Johnson Davidson County
Batch# 285244 DEEDWARR
09/13/2019 09:31:34 AM 2 pgs
Fees: $13.00 Taxes: $1,633.55

20190913-0092814

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $441,500.00.

Affiant

Subscribed and sworn to before me, this 6th day of September, 2019.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ivy C Miller and Craig K Miller 1127 Magnolia Street, Apt 1 South Pasadena, CA 91030	New Owner	Tax Parcel ID No. 131-03-0G-008.00-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, **Mary Ann Lawson, Trustee of The Rudell Blalock Revocable Living Trust, dated January 18, 2017,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ivy C Miller and Craig K Miller, Wife and Husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. H, together with the appurtenant interest in the common elements of Westover Plantation Condominium horizontal property regime established by Master Deed, of record in Book 6380, page 833 and amended in Book 6549, page 344 and in Book 8622, page 194, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit " C" to the aforementioned First Amendment to Master Deed in Book 6549, Page 344 , said Register' s Office, and being located upon Lot No. 4 on the Plan of Westover Plantation of record in Book 6250, page 122, amended in Book 6664, Page 610 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary Ann Lawson, Trustee of The Rudell Blalock Revocable Living Trust, dated January 18, 2017 by Quitclaim deed from Rudell Blalock of record in Instrument No. 20170125-0008189 Register's Office for Davidson County, Tennessee, dated January 18, 2017 and recorded on January 25, 2017.

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.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6250, Page 122, amended in Book 6664, Page 910, Register's Office for Davidson County, Tennessee.
The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the

administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Westover Plantation Condominium of record in Book 6380, Page 833, amended in Book 6549, Page 344 and Book 8622, Page 194, Register's Office for Davidson County, Tennessee.
Charter for HOA of record in Book 6716, Page 151, in the Register's Office for Davidson County, Tennessee.
By-Laws appended to Master Deed of record in Book 6380, Page 864, in the Register's Office for Davidson County, Tennessee.
Easements to Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage of record in Book 4113, Page (s) 565 and 569, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 115 Westover Park Court Nashville TN 37215

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 6th day of September, 2019.

Mary Ann Lawson, Trustee of The Rudell Blalock Revocable Living Trust, dated January 18, 2017

BY: Mary Ann Lawson, Trustee
Mary Ann Lawson, Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mary Ann Lawson as Trustee of The Rudell Blalock Revocable Living Trust, dated January 18, 2017,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she executed the same as her free act and deed.

WITNESS my hand, at office, this 6th day of September, 2019.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022