WARRANTY DEED

Karen Johnson Davidson County
Batch# 305916 **DEEDWARR**
10/24/2019 03:43:21 PM 2 pgs
Fees: $13.00 Taxes: $785.98

20191024-0109300

JM-C-19-427

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,425.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jonathan Boulden and Margaret Boulden	**Iberia Bank**	
(NAME)	(NAME)	**128-13-0A-427.00-CO**
427 Westfield Dr	**PO Box 7171**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Little Rock, AR 72223**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ERIN C. HALLE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JONATHAN BOULDEN AND MARGARET BOULDEN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 427, on the Plan of Westfield Condominiums, as created pursuant to the terms of the Master Deed and By-Laws, of record in Book 6678, Page 771, as amended in Book 6736, Page 110, Book 6801, Page 962, in Book 6831, Page 982, and Book 7271, Page 256, and as shown on Exhibit "D" to the amendment to the Master Deed, of record in 6831, Page 982, , Register' s office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Erin C. Halle, unmarried by Warranty deed from Lana Marie Olson, unmarried of record in Instrument No. 20120420-0033960 Register's Office for Davidson County, Tennessee, dated April 18, 2012 and recorded on April 20, 2012.

This conveyance is subject to:

- Taxes for the year 2019 and subsequent years.
- Plat recorded in Book 6250, page 590, revised in Book 6250, page 748 and amended in Book 6831, page 982.
- Easement (s) to Harpeth Valley Utility District, as set forth in instrument recorded in Book 6551, page 981.
- Easement(s) of record in Book 6553, page 988 in the said Register's Office.
- Master Deed establishing a Horizontal Property regime of Westfield Condominiums, and recorded 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, Register's Office for Davidson County, Tennessee.
- By-Laws of Westfield Condominiums of record in Book 6678, page 802.
- Charter of Westfield Condominiums Homeowner's Association of record in Book 6746, page 677.
- Easement and Right-of-Way Agreement of record in Book 4851, page 918.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **427 Westfield Dr, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs 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/our hand(s) this the 21st DAY OF OCTOBER, 2019.

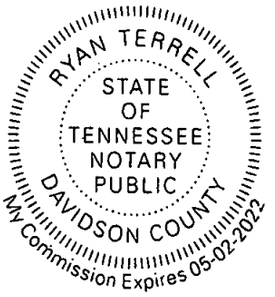
Erin C. Halle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIN C. HALLE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of October, 2019.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212