(1)

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

CRT File No. 190922943

STATE OF TENNESSEE)
COUNTY OF ~~XXXXXXXXX~~ WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is: $321,500.00.

Affiant

Subscribed and sworn to before me, this 31st day of October, 2019.

Notary Public
My Commission Expires: 03-08-21

DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC GEORGETTE R. KENNEDY

Karen Johnson Davidson County
Batch# 309804 DEEDWARR
11/01/2019 03:51:47 PM 2 pgs
Fees: $13.00 Taxes: $1,189.55
20191101-0112894

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Dara St. John Whitsell and Daniel Dorval 218 Westchase Drive Nashville TN 37205	F & M Bank 50 Franklin Street Clarksville, TN 37040	Tax Parcel ID No. 116-03-0F-019.00-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, **Richard A. Glaze, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dara St. John Whitsell, an unmarried woman and Daniel Dorval, an unmarried man, as joint tenants with right of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 218 of Phase 1, Westchase Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Phase I Westchase of record in Book 5200, Page 578, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit Book 6097, Page 266, amended in Book 6112, Page 677, Book 6341, Page 380, and Book 6866, Page 362 to said Master Deed.

Being the same property conveyed to Richard A. Glaze, an unmarried man by Warranty deed from Jerry Spillman, unmarried of record in Instrument No. 20160418-0037343 Register's Office for Davidson County, Tennessee, dated April 12, 2016 and recorded on April 18, 2016.

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 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Book 5200, Page 578 and Book 6250, Page 43, 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 Westchase Condominium, Phase I, of record in Book 6097, Page 266, amended in Book 6112, Page 677, Book 6341, Page 380, Book 6866, Page 362 and Book 9059, Page 975, Register's Office for Davidson County, Tennessee.
By-Laws of Westchase Condominium of record in Book 6097, Page 319, amended in Instrument No. 20170420-0038781, Register's Office for Davidson County, Tennessee.
Sanitary Sewer Easements of record in Book 3943, Page 948, Book 3958, Page 146, Book 3966, Page 144, Register's Office for Davidson County, Tennessee.
Drainage easement for flow of Sugartree Creek of record in Book 5200, Page 578, Register's Office for Davidson County, Tennessee.
Easement to Comcast of Nashville by Westchase Homeowners Association of record in Instrument Number 20100219-0012994, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 218 Westchase Drive Nashville TN 37205

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 31st day of October, 2019.

Richard A. Glaze

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard A. Glaze, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of October, 2019.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022