THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191023330** Karen Johnson Davidson County Batch# 313360 DEEDWARR 11/08/2019 09:24:30 AM 2 pgs Fees: $13.00 Taxes: $666.00 20191108-0115569	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $180,000.00. Affiant Subscribed and sworn to before me, this 4th day of November, 2019. Notary Public My Commission Expires: MARCH 17, 2020 MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES

WARRANTY DEED

Address New Owner: The Entrust Group, Inc. 555 12th Street, Suite 900 Oakland CA 94607	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 128 13 0A 309.00

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, **Bill R Clark and Francine Kline-Clark, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **The Entrust Group, Inc. FBO Ayal Bitton IRA #7230007726** ("Grantees"), its 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. 309 of The Westfield Condominiums created under Title 66, Section 27-101, at seq. as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6678, page 771, amended in Book 6736, page 110, further amended in Book 6801, page 962, Book 6831, page 982, and Book 7271, page 256, in the Register's Office for Davidson County, Tennessee, 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 Westfield Condominiums set forth as Exhibit "C" of said Amendment to the Master Deed of record in Book 6831, page 982, in said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Bill R. Clark and Francine Kline-Clark, husband and wife by Warranty deed from Jamie Warren, Unmarried of record in Instrument No. 20150723-0072251, in the Register's Office of Davidson County, Tennessee, dated July 15, 2015 and recorded on July 23, 2015.

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.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Hamlet, as recorded in Plat Book 6678, Page(s) 590 and Plat Revision recorded as Book 6250, Page 748.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Westfield Condominiums of record in Book 6678, Page 771, as

amended by instrument(s) of record in Book 6736, Page 110, Book 6801, Page 962, Book 6831, Page 982 and Book 7271, Page 256; Appointment of Successor Trustee recorded in Book 9608, Page 719; also subject to easements, rights and interests 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 building thereon.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6551, Page 988.

Easement for Right of way agreement for Sewer Pressure Line, recorded in Book 4851, Page 918.

Easement for Sewer Line, recorded in Book 6551, Page 981.

Easement for Public utilities, recorded in Book 7803, Page 694.

Easement recorded in Instrument No. 20151130-0120253.

This is improved property located at 309 Westfield Drive Nashville TN 37221

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 4th day of November, 2019.

Bill R Clark

Francine Kline-Clark

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bill R Clark and Francine Kline-Clark, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of November, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022