THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35208-12-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $220,000.00 Affiant Subscribed and sworn to before me this 14th day of January, 2020. Notary Public My Commission Expires:

MCKENZIE TEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

WARRANTY DEED

Address New Owner: Ashley Love Pierrot 4425 Westlawn Dr., #C300 Nashville, TN 37209	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 103 08 0 A 057 00CO

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, **Bart I. Victor and Susan L. Smith, husband and wife**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ashley Love Pierrot, an unmarried woman** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4425 Westlawn Dr., #C300, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 344229 DEEDWARR
01/16/2020 11:15:53 AM 3 pgs
Fees: $18.00 Taxes: $814.00

20200116-0005842

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

IN WITNESS WHEREOF, Grantor has executed this instrument on the 14th day of January, 2020.

Bart I. Victor

Susan L. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bart I. Victor and Susan L. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of January, 2020.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. C-300 in Westlawn Green Condominiums, a Horizontal Property Regime, located on Westlawn Drive, Nashville, Davidson County, Tennessee, as shown on the Plan of Westlawn Green Condominiums recorded in Plat Book 5200, page 20-24, Register's Office for Davidson County, Tennessee, and described in Master Deed recorded in Book 5238, page 863, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Westlawn Green Condominiums, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5238, page 863 and Book 5238, page 872, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Bart I. Victor and Susan L. Smith, Husband and Wife, by Warranty Deed from Ann M. Jordan and Rollin Edward Jordan, Wife and Husband, of record in Instrument No. 20110414-0028764, in the Register's Office of Davidson County, Tennessee, dated April 12, 2011 and recorded on April 14, 2011.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 103 08 0 A 057 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Westlawn Green, of record in Book 5238, page 863, Book 5238, page 872, amended in Book 5266, page 22 and Book 6748, page 423, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 5200, pages 20 thru 24, Register's Office for Davidson County, Tennessee.
5. Easement of record in Book 5238, page 134, Register's Office for Davidson County, Tennessee.