(1)

Send Tax Statements To:
New Owner

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:
Adrienne T Latham
242 Westfield Drive
Nashville, TN 37221

From Information Furnished By
The Parties

Map and Parcel 128-13-0A-242.00-CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

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, the undersigned, **SAMUEL TAYLOR LATHAM**, has this day bargained and sold and does hereby transfer and convey unto, **ADRIENNE T LATHAM AND SAMUEL H LATHAM JR, WIFE AND HUSBAND, AS JOINT TENANTS,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Nashville, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 242, the Westfield Condominiums, as established under Master Deed of record in Book 6678, page 771, amended in Book 6736, page 110, Book 6801, page 962, Book 6831, page 982, and Book 7271, page 256, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said Unit.

Being the same property conveyed to Samuel Taylor Latham by Warranty Deed from Charles D. Williamson, unmarried, of record in Instrument No. 20130702-0068277, Register's Office for Davidson County, Tennessee, dated July 01, 2013 and recorded on July 02, 2013. (Value of consideration shown in aforementioned deed $136,000.00.) Being also known as 242 Westfield Drive, Nashville, Tennessee 37221.

This conveyance is made subject to Restrictive Covenants contained in instrument of record in Book 6551, Page 988; By-Laws of the HOA of record in Book 6678, Page 802; Charter of the HOA of record in Book 6746, Page 677; Easement, right of way agreement for Sewer Pressure Line of record in Book 4851, Page 918; Easement for Sewer Line of record in Book 6551, Page 981; Agreement for dedication of public utility easement to Harpeth Valley Utilities District of record in Book 7803, Page 694; Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel; Subject to rights of others in and to the common areas and/or elements; Subject to Master Deed establishing a Horizontal Property Regime of The Hamlet Condominiums of record in Book 6678, Page 771, as amended to change the name to Westfield Condominiums in Book 6736, Page 110, and further amended in Book 6801, Page 962, Book 6831, Page 982 and Book 7271, Page 256; Subject to all matters shown on the Site Plan of Westfield Condominiums set forth as Exhibit "D" of said Amendment to the Master Deed of record in Book 6831, Page 982; and to any and all matters shown on said plat and survey of record in Plat Book 6250, Page 748; all of said Register's Office.

Karen Johnson Davidson County
Batch# 358297 DEEDWARR
02/14/2020 09:16:01 AM 3 pgs
Fees: $18.00 Taxes: $684.50
20200214-0016998

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **ADRIENNE T LATHAM AND SAMUEL H LATHAM JR, WIFE AND HUSBAND, AS JOINT TENANTS,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2020 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 7th day of February, 2020.

Samuel Taylor Latham

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, Samuel Taylor Latham, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Nashville, Tennessee, this the 7th day of February, 2020.

BRANDIE A PHILLIPS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Brandie A. Phillips
NOTARY PUBLIC
My Commission Expires: 6-21-20

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $185,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

Adrianna J. Latham
AFFIANT

SWORN to and subscribed before me,
this 7th day of February, 2020.

Brandie L. Phillips
NOTARY PUBLIC
My Commission Expires: 6-21-20

