Karen Johnson Davidson County
Batch# 380478 DEEDWARR
04/01/2020 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $764.05
20200401-0034925

This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 7-20-6725

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $206,500.00.

Affiant

Subscribed and sworn to before me, this the 30th day of March, 2020.

Notary Public
My Commission Expires: 2-19-24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kendall Ellen Brown 4425 Westlawn Dr., B103 Nashville, TN 37209	First Bank 318 Seaboard Lane Suite 205 Franklin, TN 37067	103 08 0A 024.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jennifer Lynn Phillips**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Kendall Ellen Brown, unmarried**, hereinafter called the Grantee, his/her heirs and assigns, a 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. B-103 in Westlawn Green, a Condominium, a Horizontal Property Regime, located on Westlawn Drive, Nashville, Davidson County, Tennessee, as shown on the Plan of Westlawn Green, a Condominium recorded in Plat Book 5200, Pages 20-24, Register's Office for Davidson County, Tennessee, and described in Master Deed recorded in Book 5238, Page 863, as amended in Book 5266, Page 22, 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, a Condominium, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5238, Page 872 and Book 6748, Page 423, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jennifer L. Phillips, A Single Woman, by Warranty Deed from Laura L. Deck, Unmarried, of record in Instrument No. 20150807-0078921, in the Register's Office of Davidson County, Tennessee, dated July 30, 2015 and recorded on August 07, 2015.

This is improved property located at: **4425 Westlawn Drive, B103, Nashville, TN 37209.**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 30th day of March, 2020.

GRANTOR:

Jennifer Lynn Phillips

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jennifer Lynn Phillips, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of March, 2020.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

True Copy Certification

I, Brooke Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Brooke Smithson
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Brooke Smithson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jamie Ivey
Notary's Signature

My Commission Expires: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY