Karen Johnson Davidson County
Batch# 417927 DEEDWARR
06/18/2020 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $802.90
20200618-0063693

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

BRITTANY SENSABAUGH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08/22/2023

G-P-20-4425-D203

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Johnson Laney	New Owner	
(NAME)	(NAME)	**103-08-0A-075.00-CO**
4425 Westlawn Drive # D203		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAUREN ELIZABETH BONDS, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHNSON LANEY, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit D-203, as shown on the map entitled Westlawn Green, Building D, of record in Plat Book 5200, Page (s) 20 through 24, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lauren Elizabeth Bonds, a single woman by Warranty deed from Robert E. Whaley and Sondra S. Whaley, Husband and Wife of record in Instrument No. 20180507-0043416 Register's Office for Davidson County, Tennessee, dated April 30, 2018 and recorded on May 07, 2018. Being the same property conveyed to Robert E. Whaley and wife, Sondra S. Whaley by Warranty deed from B & D Investment Group, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20121203-0110422 Register's Office for Davidson County, Tennessee, dated November 29, 2012 and recorded on December 03, 2012.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page (s) 20 through 24, inclusive, Register's Office for Davidson County, Tennessee.
- 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 Westlawn Green, a Condominium of record in Book 5238, Page 863 and By-Laws in Book 5238, page 872, as amended in Book 5266, Page 22 and Book 6748, Page 423, respectively, in the Register's Office for Davidson County, Tennessee.
- Charter of Westlawn Green Homeowners' Association, Inc. of record in Book 5234, Page 719, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 5238, Page 134, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4425 Westlawn Drive # D203, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 10th DAY OF JUNE, 2020.

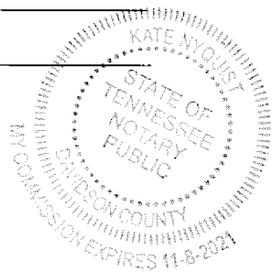
Lauren Elizabeth Bonds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAUREN ELIZABETH BONDS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of June, 2020.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

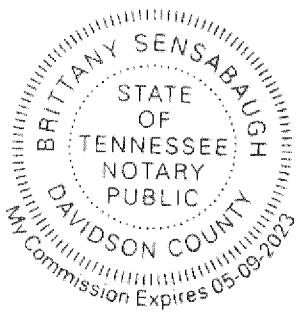
I, Margaret Philpott, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 05-09-23