THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-28754

J ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES DECEMBER 6, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **248,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 443904 **DEEDWARR**
07/24/2020 02:22:51 PM 2 pgs
Fees: $13.00 Taxes: $917.60

20200724-0081678

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Powers and Janet Hart	James A. Powers and Janet Hart	MAP 128-13-0A-
124 Shore Loop	124 Shore Loop	PARCEL 402.00-CO
Andersonville, TN 37705	Andersonville, TN 37705	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Regina L. Lewis, a single woman**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James A. Powers and Janet Hart, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 402, on the Plan of Westfield Condominiums (formerly The Hamlet), a horizontal property regime established by Master Deed of record in Book 6678, Page 771, as amended in Book 6736, Page 110, Book 6801, Page 962, Book 6831, Page 982, and Book 7271, Page 256; and Plat of which is of record in Plat Book 6250, Page 590, 1st Revision of record in Plat Book 6250, page 748, as amended in Book 6831, page 982, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Regina L. Lewis, a single woman by Warranty deed from Patricia Maura Mixon, Trustee of the Patricia Maura Mixon Living Trust Dated 8/8/2006 of record in Instrument No. 20180531-0051912 Register's Office for Davidson County, Tennessee, dated May 29, 2018 and recorded on May 31, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2020 and subsequent years; (2) all matters shown on the Plan of record in Plat Book 6250, Page 590 and the first revision in the Book 6250, Page 748; (3) the 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; (4) By-Laws of the HOA of record in Book 6678, Page 802; (5) Charter of the HOA of record in Book 6746, Page 677; (6) Restrictive Covenants of record in Book 6551, Page 988; (7) Easement, right of way agreement for Sewer Pressure Line of record in Book 4851, Page 918; (8) Easement for Sewer Line of record in Book 6551, Page 981; (9) Agreement for dedication of public utility easement to Harpeth Valley Utilities District of record in Book 7803, Page 694; (10) Easement of record in Book 7803, Page 694; (11) Grant Easement of record in Instrument Number 20151130-0120253; (12) Rights and easements of adjoining landowner; (13) Subject to rights of others in and to the common areas and/or elements; (14) All visible easements; (15) All applicable governmental and zoning regulations.

This is IMPROVED property known as **402 Westfield Drive, Nashville, TN 37221.**

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. 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 hand this the 22nd day of July, 2020.

Regina L. Lewis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Regina L. Lewis** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 22nd day of July, 2020.

My Commission expires: 6-8-24

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE