Karen Johnson Davidson County
Batch# 458675 DEEDWARR
08/18/2020 09:25:30 AM 4 pgs
Fees: $23.00 Taxes: $830.28
20200818-0092526

#35656

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. 35656-08-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $224,400.00 Affiant Subscribed and sworn to before me this 12th day of August, 2020. Notary Public My Commission Expires: October 2, 2023

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Norman Marshall Childress 4425 Westlawn Drive Nashville, TN 37209	**Send Tax Bills To:** New Owner 4425 Westlawn Drive Nashville, TN 37209	**Tax Information:** Map and Parcel No.: 103080A05400CO

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 Victor and wife, Susan Smith** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Norman Marshall Childress, unmarried** ("Grantee"), his 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 Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantors covenant 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 covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his 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.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. C-306 on the Plan of Westlawn Green of record in Plat Book 5200, pages 20 thru 24, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Westlawn Green, a horizontal property regime established by Master Deed & Bylaws of record in Book 5238, page 863, Book 5238, page 872 amended in Book 5266, page 22 and Book 6748, page 423, said Register's Office.

Being the same property conveyed to Bart Victor and wife, Susan Smith by deed dated August 15, 2011 from Ron E. Arnett, Jr., unmarried, of record in Instrument No. 20110818-0063852, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable, which have been prorated and assumed by Grantee.
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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12th day of August, 2020.

Bart Victor

Susan 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 Victor and Susan 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 12th day of August, 2020.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

