Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 20100016

KARA J. KRANTZ
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF Tennessee }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,500.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 23 DAY OF October, 2020.

NOTARY PUBLIC

My Commission expires: 1-10-2021

Address of New Owner
Edward A. Wilkerson
346 Westfield Drive
Nashville, TN 37221

Send Tax Bills To:
Same

Tax Information:
128-13-OA-346.00 CO

Karen Johnson Davidson County
Batch# 502649 DEEDWARR
10/28/2020 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $767.75
20201028-0125157

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 and sufficiency of all of which are hereby acknowledged, **Clyde L. Ramey and Patsy J. Ramey, Husband and Wife,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Edward A. Wilkerson, unmarried,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 346, on the Plan of Westfield Condominiums, established by Master Deed of record in Book 6678, Page 771; amended in Book 6736, Page 110; Book 6801, Page 962; and with Plan shown as an Exhibit in Book 6831, Page 982, and Book 7271, Page 256, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Clyde L. Ramey and Patsy J. Ramey, husband and wife, by Warranty Deed from Jay Lockhart and Melissa Lockhart, husband and wife, dated 02/08/2019 and recorded on 02/08/2019 in Instrument No. 20190208-0012360, Register's Office for Davidson County, Tennessee.

This is property generally located:
346 Westfield Drive, Nashville, TN 37221

SUBJECT TO THE FOLLOWING:

1. 2020 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Plat Book 6250, Page 590, and Plat Book 6250, Page 748, said Register's Office.
3. Right-of-Way Easement of record in Book 4851, Page 918, said Register's Office.
4. Agreement for Dedication of Public Utilities Easement of record in Book 7803, Page 694, said Register's Office.
5. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in the Master Deed 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, , said Register's Office.
6. Restrictive Covenants contained in instrument of record in Book 6551, Page 988, said Register's Office.
7. Granted of Easement for Sewer Line of record in Book 6551, Page 981, said Register's Office.

8. Grant of Easement of record in Instrument No. 20151130-0120253, said Register's Office.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Clyde L. Ramey and Patsy J. Ramey** has/have caused this instrument to be executed, this the 23rd day of October, 2020.

Clyde L. Ramey

Patsy J. Ramey

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Clyde L. Ramey and Patsy J. Ramey,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 23 day of Oct, 2020.

My Commission Expires: 8/27/22

NOTARY PUBLIC

BRONEER MCCOY
NOTARY PUBLIC
STATE OF TENNESSEE
LEWIS COUNTY
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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 Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 23 day of October, 2020.

Notary's Signature

My Commission Expires: 1-10-2021

KARA J. KRANTZ
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

202010280125157