THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200930591

Karen Johnson Davidson County
Batch# 505310 **DEEDWARR**
10/30/2020 12:52:27 PM 2 pgs
Fees: $13.00 Taxes: $795.50

20201030-0126965

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $215,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of October, 2020.

Notary Public
My Commission Expires:

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Patrick Benjamin Regalado and Victoria Regalado 128 Westfield Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 128-13-0A-128.00 CO

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, **Howard W. Lewis and Sierra Lewis, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Patrick Benjamin Regalado and Victoria Regalado, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 128, on the Horizontal Property Regime for Westfield Condominiums, as recorded in the Master Deed of record in Book 6678, page 771, amended in Book 6736, page 110, Book 6831, page 982, in Instrument No. 20170424-0040042 and Instrument No. 20170424-0040045, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to HOWARD W. LEWIS, by deed from ANISSA LOUISE SLIFER, of record in Instrument No. 20010108-0002282 , dated December 12, said Register's Office.

HOWARD W. LEWIS conveyed his interest to HOWARD W. LEWIS AND SIERRA TAMEZ, by quitclaim deed of record in Instrument no. 20061002-0121294, dated September 20, 2006, said Register's Office.

HOWARD W. LEWIS AND SIERRA LEWIS, FKA SIERRA TAMEZ conveyed their interest to HOWARD W. LEWIS AND SIERRA LEWIS, HUSBAND AND WIFE, by quitclaim deed of record in Instrument No. 20080819-0085163, dated July 16, 2008, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 128-13-0A-128.00 CO.

Master Deed of record in Book 6678, page 771, amended in Book 6736, page 110, in Book 6831, page 982, in Instrument No. 20170424-0040042 and in Instrument No. 20170424-0040045, said Register's Office.

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

Easement for right of way agreement for sewer line of record in Book 4851, page 918, said Register's Office.

Sewer Easement of record in Book 6551, page 981, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 6551, page 988, said Register's Office.

Agreement for Dedication of Easement for Water Line of record in Bok 7803, page 666, said Register's Office.

Utility Easement of record in Book 7803, page 694, said Register's Office.

This is improved property located at 128 Westfield Drive Nashville TN 37221

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

And Grantor covenants 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 28th day of October, 2020.

Howard W. Lewis

Sierra Lewis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Howard W. Lewis and Sierra Lewis, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of October, 2020.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022