THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201031010** Karen Johnson Davidson County Batch# 514022 DEEDWARR 11/10/2020 02:21:30 PM 3 pgs Fees: $18.00 Taxes: $776.63 20201110-0132613	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $209,900.00. Affiant Subscribed and sworn to before me, this 6th day of November, 2020. Notary Public My Commission Expires:

CORTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

WARRANTY DEED

Address New Owner: Brooke Scanlon 4425 Westlawn Drive Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103 08 0A 027.00

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, **615 Investments, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brooke Scanlon**, ("Grantees"), its 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 B-202, of Westlawn Green Condominiums as set forth in Master Deed of record in Book 5238, Page 863 and amended in Book 5266, Page 22 and on plan of record in Plat Book 5200, Pages 20-24, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments. Property, co-owners and tenants of Westlawn Green Condominiums contained in the Master Deed and Bylaws appended thereto are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to 615 Investments, LLC, a Tennessee limited liability company, by QuitClaim Deed from Benjamin Walker, of record in Instrument No. 20161114-0119878, in the Register's Office of Davidson County, Tennessee, dated November 03, 2016 and recorded on November 14, 2016.

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.

Taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Westlawn Green, as recorded in Plat Book 5200, Page(s) 20-24.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Westlawn Green Condominium of record in Book 5238, Page 863, as amended in Book 5266, Page 22; also subject to easements, rights and interests 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 building thereon.

Easement recorded in Book 5238, Page 134.

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 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 6th day of November, 2020.

615 Investments, LLC, a Tennessee limited liability company

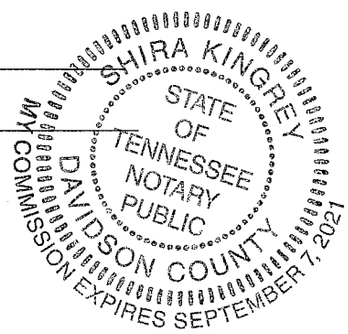
BY: Benjamin Walker, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Benjamin Walker, with whom I am personally acquainted, and who acknowledged himself to be the Sole Member of 615 Investments, LLC a Tennessee limited liability company, the within named bargainer, and that they as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Sole Member.

Witness my hand, at office, this 6th day of November, 2020.

Notary Public
My Commission Expires: _____



Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Courtney Jacks **a notary public for this county and state,** Jill Neely **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: 5/7/2024

Notary's Seal (If on paper)

COURTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024