THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210132640** Karen Johnson Davidson County Batch# 575652 DEEDWARR 02/23/2021 11:39:51 AM 2 pgs Fees: $13.00 Taxes: $1,306.10 20210223-0021969	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $353,000.00. Affiant Subscribed and sworn to before me, this 11th day of February, 2021. Notary Public My Commission Expires: STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES DECEMBER 15 2021

WARRANTY DEED

Address New Owner: Dana W Goodwin and Tricia Goodwin PO Box 1004 Warrenton, VA 20188	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-14-0B-007.00-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, **Whitney Lauren Hall, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dana W. Goodwin and Tricia Goodwin, husband and wife**, ("Grantees"), their 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. 7, together with the appurtenant interest in the common element of Westwood Trace, a horizontal property regime established by Master Deed, of record in Book 6522, Page 322, amended in Book 6889, Page 711, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Whitney Lauren Hall, an unmarried woman by Warranty deed from Nancy L. Dubusisson n/k/a Nancy Barker, unmarried of record in Instrument No. 20160211-0013092 Register's Office for Davidson County, Tennessee, dated February 05, 2016 and recorded on February 11, 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, a lien not yet due and payable and all years thereafter.

Subject to all matters shown on the Plan of record in Plat Book 6522, Page 322, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other

undertakings contained in the Master Deed establishing a Horizontal Property Regime of Westwood Trace Condominiums of record in Book 6522, Page 322, as amended by Book 6889, Page 711, Instrument Nos. 20010720-0077359 and 20070620-0073748, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, easements, and rights established by and contained in the Master Deed for Westwood Trace Condominiums, including the plat recorded in Plat Book 6200, page 215, Register's Office for Davidson County, Tennessee, and the By-Laws of Westwood Trace Condominiums.

Covenants, Conditions, and Restrictions as set forth in Deed recorded in Book 10324, Page 859 and Instrument No. 20010411-0035667, Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 107 Westwood Trace Nashville TN 37212

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 10th day of February, 2021.

Whitney Lauren Hall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Whitney Lauren Hall, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of February, 2021.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEP