Bk/P 36

WARRANTY DEED

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $239,900.00.

Affiant

Subscribed and sworn to me on February 25, 2021.

June E Rowell
NOTARY PUBLIC

My Commission Expires: 9.7.2021

Karen Johnson Davidson County
Batch# 579038 DEEDWARR
02/25/2021 03:18:22 PM 2 pgs
Fees: $13.00 Taxes: $887.63

20210225-0024225

THIS INSTRUMENT WAS PREPARED BY:
Ryan Pratt
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #34314

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jack Henegar Cathey 2901 Blair Blvd., Unit B10 Nashville, TN 37212	Jack Henegar Cathey P.O. Box 2513 Lewisburg, TN 37901	104-10-0N-010.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Michael Lawrence, unmarried, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Jack Henegar Cathey, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. B-10, as shown on the map entitled Master Deed Westchester Condominiums, of record in Instrument No. 20070607-0068596, as Corrected in Instrument No. 20071009-0120320, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of Said Unit.

Being the same property conveyed to Laura Nicole D'Aoust, unmarried by Warranty deed from Bethany Haynie Tippitt, married of record in Instrument No. 20110411-0027610 Register's Office for Davidson County, Tennessee, dated March 29, 2011 and recorded on April 11, 2011.

Being the same property conveyed to Michael P. Lawrence, an unmarried man by Warranty deed from Laura Nicole D'Aoust, unmarried of record in Instrument No. 20190204-0010554 Register's Office for Davidson County, Tennessee, dated January 31, 2019 and recorded on February 04, 2019.

The conveyance of the above-described parcel of land is subject to the following:

1. 2021 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to all matters shown on the Plan of record in Plat Book 421, Page 6, Register's Office for Davidson County, Tennessee.
3. 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 The Westchester Condominium of record in Instrument Number 20070607-0068596, as corrected in Instrument No. 20071009-0120320, Register's Office for Davidson County, Tennessee.

4. Charter for The Westchester Condominium HOA of record in Instrument Number 20070614-0071268, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 2901 Blair Boulevard Unit B10, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

WITNESS my/our hand(s) this 25th day of February, 2021.

Michael Lawrence

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On February 25, 2021, before me personally appeared Michael Lawrence to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on February 25, 2021.

NOTARY PUBLIC

My Commission Expires: May 7, 2024

RYAN WESLEY PRATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 07, 2024