Karen Johnson Davidson County
Batch# 666744 DEEDWARR
06/28/2021 12:34:30 PM 3 pgs
Fees: $18.00 Taxes: $850.63
20210628-0087265

4637

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36410-06-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $229,900.00. Affiant Subscribed and sworn to before me this 25th day of June, 2021. Notary Public My Commission Expires:

SHANNON P. MUBRN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Harrison W. Fletcher 4425 Westlawn Drive, Apt. A305 Nashville, TN 37209	Crown Capital 5314 Sweetwater Trails San Diego, CA 92130	Map and Parcel No.: 103080A02000CO

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, **William Eric Wachtler, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Harrison Ward Fletcher, a single man** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4425 Westlawn Drive, Apt. A305, Nashville, TN 37209.

Subject property has never been the marital residence of Grantee.

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

And Grantor covenants that he 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 25th day of June, 2021.

William Eric Wachtler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Eric Wachtler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of June, 2021.

Notary Public

My Commission Expires:

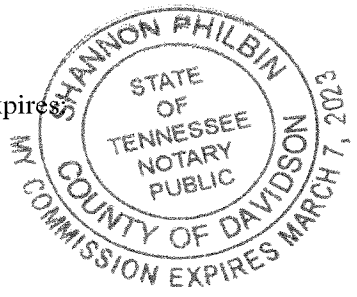


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit A, Westlawn Green, 4425 Westlawn Drive, as shown on the plat of Westlawn Green, a condominium of record in Book 5200, Pages 20-24, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William Eric Wachtler, by Warranty Deed from William Gaw and David Gaw, a Tennessee Partnership, of record in Instrument No. 20060119-0006960, in the Register's Office of Davidson County, Tennessee, dated January 13, 2006 and recorded on January 19, 2006.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 103080A02000CO.
2. All matters appearing on the Plan of record as Plat Book 5200, Page(s) 20 to 24, Register's Office for Davidson County, Tennessee.
3. 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.

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D. Bennett III
Signature

State of Tennessee)
County of Davidson)

Personally appeared before the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 10, 2023

Mary Gail Porter
Notary Signature

My Commission Expires: January 10, 2023