Karen Johnson Davidson County
Batch# 676059 DEEDWARR
07/13/2021 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20210713-0094317

WARRANTY DEED

LILLIAN E. HARMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $255,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 6TH DAY OF JULY, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 21-2333LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Rachel Perry	New Owner	
4425 Westlawn Drive B200		103 08 0A 028.00
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CONNIE CULPEPPER AND THOMAS BRITTINGHAM, IV, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RACHEL PERRY, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being a certain Condominium Apartment known as Unit B-200 on the Plan of Westlawn Green, of record in Plat Book 5200, Pages 20-24, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Connie Culpepper and Thomas Brittingham, IV, Wife and Husband, by Warranty Deed from Heather Riney, Unmarried, of record in Instrument No. 20181226-0125289, in the Register's Office of Davidson County, Tennessee, dated December 21, 2018 and recorded on December 26, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. 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 by instrument(s) of record 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.

This is improved property known as 4425 Westlawn Drive B200, Nashville, TN 37209

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 our hand on the 6th day of July, 2021.

Connie Culpepper

Thomas Brittingham, IV

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, CONNIE CULPEPPER AND THOMAS BRITTINGHAM, IV, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 6th day of July, 2021.

Notary Public

My Commission Expires: 2-19-2021

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

Certificate of Authenticity

I, **Joshua A. Terry**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/12/2021.

Affiant Signature

7/12/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/12/2021.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON