Karen Johnson Davidson County
Batch# 721917 DEEDWARR
09/22/2021 01:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20210922-0127529

WARRANTY DEED

KAREN E. TINDALL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 12/21/2024 RUTHERFORD COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$285,000.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of September, 2021.

Notary Public

My commission expires:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Wilna Paulemon	**New Owner**	**Map 114-11-0-A Parcel 023.00co**
7470 Charlotte Pike #123		
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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Braxton W. Dallas, unmarried

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

Wilna Paulemon

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 Unit No. 123 on the Plan of West Hills Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for West Hills Condominiums, of record in Instrument No. 20001212-0122257, amended in Instrument No. 20020125-0010757, Instrument No. 20020125-0010758, Instrument No. 20020821-0101251, and Instrument No. 20021021-0128687, Instrument No. 20040115-0006459, Instrument No. 20170223-0018186, and Instrument No. 20180206-0011883, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with an undivided percentage interest in the Common Areas appurtenant to said Unit, as set forth said Master Deed. Reference is hereby made to the plan of West Hills Condominium, for placement of Units, as shown on Exhibit "A" to the Amendment to the Master Deed of record in Instrument No. 20040115-0006459, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Braxton W. Dallas by Deed dated April 25, 2018 from Susan Pamela Jackson, married, of record in Instrument No.20180523-0049560, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record as set out on Exhibit "A" to the Amendment to the Master Deed as shown in Instrument No. 20020125-0010758 , said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Master Deed of West Hills Condominiums of record in Instrument No. 20001212-0122257, amended in Instrument No. 20020125-0010757, Instrument No. 20020125-0010758, Instrument No. 20020821-0101251, and Instrument No. 20021021-0128687, Instrument No. 20040115-0006459, Instrument No. 20170223-0018186, and Instrument No. 20180206-0011883, Register's Office for Davidson County, Tennessee. By-Laws appended thereto. By-Laws appended thereto. 3) Charter of West Hills Condominiums Homeowners' Association, Inc. of record in Instrument No. 20001212-0122256, Register's Office for Davidson County, Tennessee. 4) West Hills Condominiums Homeowners Association, Inc. Rules & Regulations of record in Instrument No. 20151007-0102294, addendum in Instrument No. 20180511-0045318, said Register's Office. 5) Mineral Rights of record in Book 358, Page 46, Register's Office of Davidson County, Tennessee. 6) Right-of-Way granted to the Tennessee Electric Power Company of record in Book 751, Page 374, Register's Office of Davidson County, Tennessee. 7) Easement(s) granted to the Tennessee Electric Power Company of record in Book 787, Page 13, and Book 787, Page 14, Register's Office of Davidson County, Tennessee. 8) Right-of-Way Agreement of record in Book 1634, Page 593, Register's Office of Davidson County, Tennessee. 9) Ingress and Egress to family cemetary in Agreement of record in Book 2484, Page 315, Register's Office of Davidson County, Tennessee. 10) Agreement for Dedication of Easements for Sanitary Sewers of record in Book 5222, Page 720, Register's Office of Davidson County, Tennessee. 11) Access Easement Agreement of record in Book 10008, Page 79, Register's Office of Davidson County, Tennessee. 12) Storm Water Detention Agreement of record in Instrument No. 20001208-0121328 and in Instrument No. 20030506-0060048. Register's Office for Davidson County, Tennessee. 13) Dedication of Joint Easement for Ingress and Egress and Regress of record in Instrument No. 20030225-0024736, said Register's Office. 14) Taxes for the current year prorated and assumed by the Grantee.

This is improved (X) Unimproved (____) property, known as **7470 Charlotte Pike, 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 is 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 my/our hand(s) this **15th** day of **September, 2021.**

Braxton W. Dallas

Braxton W. Dallas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Braxton W. Dallas,** the within named seller, 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 and official seal at Nashville, Tennessee, this **15th** day of **September, 2021.**

Diana D Aubin

Notary Public

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 10-7-23

Certificate of Authenticity

I, **Doné Oglesby**, 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 **September 15, 2021**.

Date

Affiant Signature

09/17/2021

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **17th** day of **September**, 20**21**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY