Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 739002 **DEEDWARR**
10/19/2021 10:19:46 AM 2 pgs
Fees: $13.00 Taxes: $647.50

20211019-0140140

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $175,000.00.

Affiant

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

Notary Public
My commission expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Traci L. Reed 161 Westfield Drive Nashville, TN 37221	New Owner	128-13-0A 161.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TIMOTHY G. STREET AND JIMMIE KAYE STREET,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **TRACI L. REED AND ELAINE LEIGH WEISBERGER, as joint tenants with rights of survivorship,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, and being Unit No. 161 of Westfield Condominiums (formerly The Hamlet), created under the T.C.A. Sestion 66-27-101, et seq., as amended, as established by boundary plats of Record at Book 6250, Page 590, amended at Book 6250, Page 7448, and by Master Deed at Book 6678, Page 771, as amended at Book 6736, Page 110, Book 6801, Page 962, Book 6831, Page 982 and Book 7271, Page 256, and as set forth in exhibit "D" to said amended Master Deed at said Book 6831, Page 982, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in exhibit "C" of said amended Master Deed, all of record in said Register's Office, and all to which reference is hereby made and the same incorporated herein for a complete description of said unit and the conveyance hereby made.

Being the same property conveyed to Timmothy G. Street and Jimmie Kay Street, by deed dated 07/25/2014, from Jack Holt, of record in Instrument No. 20140729-0067151, Register's Office for said County. Timmothy G. Street and Timothy G. Street are one in the same person. Jimmie Kaye Street and Jimmie Kay Street are one in the same person.

The said property was not the primary residence of either Grantor.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 161 Westfield Drive, Nashville, TN 37221.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

TGS JKS

Witness my hand this the 15th day of October, 2021.

Timothy G. Street

Jimmie Kaye Street

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Timothy G. Street and Jimmie Kaye Street**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of October, 2021.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY