PREPARED BY (AND RETURN TO):

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*Christy Wilkins Ivey*
*Margaret H. Taylor*

*Percy Wilkins, Jr. (1933-2017)*

W & I Ref: (DM) Title No.: 62200
Dav. Co. File: Box 8

Karen Johnson Davidson County
Batch# 767283 DEEDWARR
12/03/2021 10:42:30 AM 4 pgs
Fees: $23.00 Taxes: $869.50
20211203-0160525

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Margaret L. Coleman<br>245 Westfield Drive<br>Nashville, TN 37221 | New Owner |

**TAX MAP PARCEL NUMBERS:** 128130A24500CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$235,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Walker Casey Reed, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Margaret L. Coleman, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 245 of Westfield Condominium (formerly The Hamlet) a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6250, page 590, revised in Book 6250, page 748 and amended in Book 6831, page 982, said Register's Office.

Being the same property conveyed to W. Casey Reed by Trustee's Deed from Robert M. Wilson, Jr., as Successor Trustee, dated April 7, 2004 and recorded on April 20, 2004, of record in Inst. No. 20040420-0044589, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated July 15, 2011, recorded on November 9, 2011, of record in Inst. No. 20111109-0087765, said Register's Office, Stephanie Marie Mouton Reed conveyed her interest in subject property to Walker Casey Reed, in accordance with the terms of a Marital Dissolution Agreement, Docket No. 09D3300 in the Fourth Circuit Court for Davidson County, Tennessee.

Subject property is not now, nor has ever been the primary residence of the Grantor.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6250, page 590, as revised in Book 6250, page 748 and amended in Book 6831, page 982, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Book 6678, page 771, Book 6736, page 110, Book 6801, page 962, Book 6831, page 982, Book 7271, page 256, Book 9608, page 719, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters;

Charter of the Westfield Condominiums Homeowners Association of record in Book 6746, page 677, said Register's Office; Easement of Comcast of Nashville I, LLC, of record in Inst. No. 20151130-0120253, said Register's Office, Agreement for Public Utilities Easement of record in Book 7803, page 694, said Register's Office; Grant of Easement for sewer line to Harpeth Valley Utilities District, or record in Book 655, page 981, said Register's Office; and Easements, Covenants and Conditions contained in deed of record in Book 6551, page 988, said Register's Office.

**This is improved property, known as 245 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 Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 29th day of November, 2021.

Walker Casey Reed

**Walker Casey Reed**

**State of Tennessee**

**County of Davidson**

On this 29th day of November, 2021, before me the undersigned authority, personally appeared Walker Casey Reed, 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 the execution as a free act and deed.

Notary

My Commission Expires:



**State of Tennessee**

**County of Davidson**

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $235,000.00.

Affiant

Sworn and subscribed before me this 29th day of November, 2021.

Notary

My Commission Expires: 7/24/2023

MICHELLE LEE PEPPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

## CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or 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 11/29/2021.

Kimberly D Hicks
Affiant
Date: 12/1/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 1 day of December, 2021.

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON