WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/23/2023

(AFFIX SEAL)

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Y-TCH-21-232

Karen Johnson Davidson County
Batch# 780986 DEEDWARR
12/29/2021 09:44:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20211229-0171025

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joseph Edenfield and Lauren Edenfield	**New Owner**	
(NAME) **2404 Bellevue Manor Drive**	(NAME) **2404 Bellevue Manor Drive**	**128-13-0A-232.00-CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Nashville, TN 37221**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY CAITLYN BENTLEY AND HUSBAND, CHRISTOPHER BENTLEY AND SUSAN LYNN PATTY, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSEPH EDENFIELD AND LAUREN EDENFIELD, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, and described as follows, to wit:

Being Apartment Unit No. 232 of Westfield Condominiums, created under Title 86, Section 27-101 , et seq., as amended Tennessee Code Annotated, and as established by a Master Deed of record in Book 6678, page 771 ; amended in Book 6736, page 110 and Book 6801, page 962 and further amended in Book 6831, page 982 and further amended in Book 7271, page 256, in Register's office for Davidson County, Tennessee. Together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit "C" of said Master Deed; reference is hereby made to the plat of Westfield Condominiums (formerly The Hamlet, of record in Book 6250, page 590 and revised in Book 6250, page 748) of record as Exhibit "D" of said amendment to Master Deed of record in Book 6831, page 982, in Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Mary Caitlyn Potter and husband, Christopher Bentley, and Susan Lynn Patty, unmarried, as tenants in common with right of survivorship by Warranty deed from Kennethia Waggoner, unmarried of record in Instrument No. 20161221-0134015 Register's Office for Davidson County, Tennessee, dated December 16, 2016 and recorded on December 21, 2016, Register's Office for Davidson County, Tennessee.

Mary Caitlyn Potter is now known as Mary Caitlyn Bentley.

This conveyance is subject to:
- Taxes for the year 2022, and all subsequent years.
- Subject to all matters appearing on the Plan of record in Book 6250, Page 590; revised in Book 6250, Page 748 said Register's Office.
- Master Deed establishing a Horizontal Property Regime of Westfield Condominiums (formerly The Hamlet) of record in Book 6678, Page 771; Book 6736, Page 110: Book 6801, Page 962; Book 6831, Page 982 and Book 7271, Page 256 and Book 6831, Page 982 Register's Office for Davidson County.
- By-Laws of record in Book 6678, Page 802, said Register's Office.
- Restrictive covenants contained in an instrument of record in Book 6551, Page 988, said Register's Office.
- Agreement for public utilities easement to Harpeth Valley Utility of record in Book 7803, Page 694, said Register's Office
- Charter changing name to Westfield Condominiums of record in Book 6746, Page 677, said Register's Office.
- Grant of easement for sewer of record in Book 6551, Page 981 , said Register's office.
- Easement and Right-of-Way of record in Book 4851, Page 918, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **232 Westfield Dr., Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 21st DAY OF DECEMBER, 2021.

Mary Caitlyn Bentley

Christopher Bentley

Susan Lynn Patty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY CAITLYN BENTLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 21st of December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUSAN LYNN PATTY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

Certificate of Authenticity

I, **HADLEY ROPER** , do hereby make oath that I am 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 Dec. 21, 2021.

Hadley Roper
Affiant Signature

12/21/21
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 12/21/21.

Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal

