Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES:

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 791142 DEEDWARR
01/14/2022 11:59:24 AM 3 pgs
Fees: $18.00 Taxes: $814.00

20220114-0006024

W-VRE-21-115

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)
Adam J. Rothberg	**New Owner**	
(NAME)	(NAME)	**128-13-0A-115.00-CO**
115 Westfield Drive		
(ADDRESS)	(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, **FIFTYFORWARD, A TENNESSEE NON-PROFIT CORPORATION, AS ADMINISTRATOR FOR THE ESTATE OF PATRICIA ANN MORRIS AND SAMUEL GANDEE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ADAM J. ROTHBERG,** 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 Condominium Apartment in Davidson County Tennessee, being Unit No. 115 of the Westfield Condominiums, (formerly The Hamlet) a horizontal property regime, pursuant to plat of record in Book 6250, Page 590, and the first revision thereof in Book 6250, page 748, as further shown and described in an amended document of recorded in Book 6831, Page 982, all in the Register's Office for Davidson County, Tennessee, which plat and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to John B. Morris and wife, Patricia A. Morris by Warranty Deed from George Gianikas, Trustee with full power of record in Book 7053, page 138, Register's Office for Davidson County, Tennessee, dated November 25, 1986 and recorded on December 1, 1986. The said John B. Morris aka John Bartholomew Morris, IV having died on or about August 4, 2014, leaving Patricia A. Morris as surviving tenant by the entirety. The said Patricia A. Morris aka Patricia Ann Morris having died on or about December 25, 2020, and her estate Probated at Docket No. 21P575, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. The said FiftyForward was appointed as Administrator. Affidavits of Heirship of record in Instrument No. 20220114-0006022 and 20220114-0006023 Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of record in Plat Book 6250, Page 590 and the first revision in the Book 6250, Page 748, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6678, Page 771, amended in Book 6736, Page 110, Book 6801, Page 962, Book 6831, Page 982 and Book 7271, Page 256, Register's Office for Davidson County, Tennessee.
- By-Laws of the HOA of record in Book 6678, Page 802, in the Register's Office for Davidson County, Tennessee.
- Charter of the HOA of record in Book 6746, Page 677, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 6551, Page 988, in the Register's Office for Davidson County, Tennessee.
- Easement, right of way agreement for Sewer Pressure Line of record in Book 4851, Page 918, in the Register's Office for Davidson County, Tennessee.
- Easement for Sewer Line of record in Book 6551, Page 981, in the Register's Office for Davidson County, Tennessee.

- Agreement for dedication of public utility easement to Harpeth Valley Utilities District of record in Book 7803, Page 694, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 7803, Page 694, in the Register's Office for Davidson County, Tennessee.
- Grant Easement of record in Instrument Number 20151130-0120253, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **115 Westfield Drive, 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 10th DAY OF JANUARY, 2022.

Estate of Patricia Ann Morris
BY: FIFTYFOWARD, a Tennessee Non-Profit
ITS: Administrator

BY: _____
Kristen Maloney
Authorized Agent

BY: _____
Kaitlyn Parrish
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KRISTEN MALONEY AND KAITLYN PARRISH, AUTHORIZED AGENS of FIFTYFORWARD, A TENNESSEE NON-PROFIT, AS ADMINSTRATOR of the ESTATE OF PATRICIA ANN MORRIS, (the within named bargainor) to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed in his capacity as AUTHORIZED AGENT of FIFTYFORWARD, as ADMINISTRATOR of the within named Bargainor.

Witness my hand and official seal, this the 10th of January, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

Samuel Gandee

Samuel Gandee

STATE OF West Virginia
COUNTY OF Kanawha

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAMUEL GANDEE, 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 10th of January, 2022.

Notary Public
My Commission Expires: 7.12.26
(SEAL)

TONYA HARRIS
Notary Public Official Seal
State of West Virginia
My Comm. Expires Jul 12, 2026
808 N Hills Dr Charleston WV 25387

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212