Karen Johnson Davidson County
Batch# 813715 DEEDWARR
03/02/2022 10:02:00 AM 2 pgs
Fees: $13.00 Taxes: $1,609.50
20220302-0023495

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 East College Street, Suite 200
Dickson, TN 37055
2022-314

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED THIRTY FIVE THOUSAND AND 00/100 DOLLARS ($435,000.00) cash in hand paid, the receipt of which is hereby acknowledged, WALKER CASEY REED, MARRIED ("the Grantor") has this day bargained and sold, and by these presents does transfer and convey unto JOAN A. HAMPF, TRUSTEE OF JOAN A. HAMPF REVOCABLE TRUST DATED MARCH 15, 2021, her successors and assigns ("the Grantee"), a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Unit 215, Westchase Condominium Apartments, Phase I, as shown on plat of record in Plat Book 5200, Page 578, as established under Master Deed of record in Book 6097, Page 266, amended in Book 6112, Page 677, Book 6341, Page 380 and Book 6866, Page 362, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.
>
> Being the same property conveyed to Walker Casey Reed, by deed from Elizabeth Ellen Foy, unmarried, dated January 22, 2015, and of record as Instrument #20150123-0006704, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to the following:
>
> 1. All matters shown on plat of record in Plat Book 5200, Page 578, in the Register's Office of Davidson County, Tennessee.
>
> 2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided by applicable condominium law or the Westchase Condominium Master Deed and Bylaws of Westchase Condominium, recorded in Book 6097, Page 266, and amended in Book 6112, Page 677, Book 5341, Page 380, and Book 6866, Page 362, all in the Register's Office of Davidson County, Tennessee.
>
> 3. Agreements for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3943, Page 948, Book 3958, Page 146, and Book 3966, Page 144, all in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantee, and the Grantee's successors and assigns, forever. And the Grantor covenants with the Grantee, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; has a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2022 and as otherwise set forth herein. And the Grantor further covenants and binds the Grantor and the Grantor's heirs and assigns, to warrant and forever defend the title to said land to the Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

Grantor further certifies that the property being conveyed herein is investment property,

and warrants that the above described property is not, nor has it ever been, the principal place of residence of Grantor or any spouse of Grantor.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of March, 2022.

Walker Casey Reed
WALKER CASEY REED

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me personally appeared WALKER CASEY REED, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

WITNESS MY HAND and official seal at office in said County this 1st day of March, 2022.

NOTARY PUBLIC

JORDAN B. OSBORN NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXPIRES 10/19/2024 COUNTY OF DICKSON

My commission expires:_____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $435,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Walker Casey Reed
AFFIANT

Sworn to and subscribed before me this 1st day of March, 2022.

NOTARY PUBLIC

JORDAN B. OSBORN NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXPIRES 10/19/2024 COUNTY OF DICKSON

My commission expires:_____

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Map & Parcel No: 116-03-0F-015.00

ADDRESS OF NEW OWNERS
AND SEND TAX BILLS TO:
Joan A. Hampf, Trustee of JOAN A. HAMPF REVOCABLE TRUST
dated March 15, 2021
4000 Hillsboro Pike, Apt 1005
Nashville, TN 37215