THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37043-04-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $401,000.00. Stephen Allen Walker Affiant Subscribed and sworn to before me this 13th day of May, 2022. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Hartley Kincaid Phinney 7277 Charlotte Pike #247 Nashville, TN 37209	**Send Tax Bills To:** Bank of England ~~Attn: Final Docs~~ 5 Statehouse Plaza, Suite 500 Little Rock, AR 72201	**Tax Information:** Map and Parcel No.: 114-08-0C-074.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephen Allen Walker, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hartley K. Phinney, unmarried man** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7277 Charlotte Pike #247, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her successors, heirs and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 860306 DEEDWARR
05/20/2022 02:46:30 PM 4 pgs
Fees: $23.00 Taxes: $1,483.70
20220520-0059103

IN WITNESS WHEREOF, Grantor has executed this instrument on the 13th day of May, 2022.

Stephen Allen Walker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 13th day of May, 2022.

Notary Public

My Commission Expires: 3/6/2024 3/6/24



EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 71 of West Park Phase 2, a Horizontal Property Regime created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed establishing West Park Homeowners' Association, Inc. of record in Instrument Number 20040304-0024541, as amended in Instrument No. 20041221-0151636, as further set out on a plan attached to an amendment of record as Instrument No. 20041112-0136248, and as further amended by Instrument No. 20050222-0018812 in the 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 said Master Deed.

Being the same property conveyed to Stephen Allen Walker, unmarried, by deed dated May 25, 2017 from Sarah Kristen Janelle, unmarried, of record in Instrument No. 20170526-0052829, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2022 City/County Taxes a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for West Park Homeowners Association, Inc., of record in Instrument No. 20040304-0024541, as amended in Instrument No. 20041221-0151636, Instrument No. 20050222-0018812, and Instrument No. 20060202-0013378, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Boundary Plan of record as Instrument No. 20041112-0136248, Register's Office for Davidson County, Tennessee.
5. Storm water detention agreement of record in Instrument No. 20030530-0073233, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or 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 May 17, 2022.

Affiant Signature _____

May 17, 2022

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 17th day of May 2022.

_____
Notary's Signature

MY COMMISSION EXPIRES: 1-26-25

JAMES K STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-26-2025