WARRANTY DEED

Karen Johnson Davidson County
Batch# 868464 DEEDWARR
06/07/2022 02:14:41 PM 2 pgs
Fees: $13.00 Taxes: $740.00

20220607-0065262

W-JG-22-348

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

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)
Julian Peter Gomez	**US Bank Home Mortgage**	
(NAME)	(NAME)	
348 Westfield Dr	**4801 Frederica St**	**128-13-0A-348.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Owensboro, KY 42301**	
(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, **ANDREW JAMES GILBERT, AS SOLE DEVISEE AND VINCE A. CARELLI, AS EXECUTOR OF THE ESTATE OF LARRY R. CRANE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JULIAN PETER GOMEZ, A SINGLE MAN,** 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:

Being Apartment Unit No. 348 of Westfield Condominiums created under Title 66 , Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6678, page 771, and amended in Book 6736 at page 110, and further amended in Book 6831 at page 982, 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 set forth as Exhibit "D" of said Amendment to the Master Deed of record in Book 6831 at page 982 in said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Larry R. Crane by Warranty Deed from Kelly Jayne Jordan Gremillion of record in Book 8118, page 445, Register's Office for Davidson County, Tennessee, dated May 25, 1990 and recorded on May 30, 1990.

The subject property vested to Andrew Gilbert, as sole Devisee, pursuant to the Last Will and Testament of Larry R. Crane, admitted under Docket No. 22P-340, of the Probate Division in the Circuit Court for Davidson Co, Tennessee. Vincent A. Carelli was appointed as Executor on the estate with Letters Testamentary, issued on March 4, 2022, under Docket No. 22P-340, joining in this conveyance to convey any and all interest.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- 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 , 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: **348 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 1st DAY OF JUNE, 2022.

The Estate of Larry R. Crane

BY: _____
Vince A. Carelli
Executor

_____
Andrew James Gilbert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VINCE A. CARELLI, EXECUTOR of the THE ESTATE OF LARRY R. CRANE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 1st of June, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

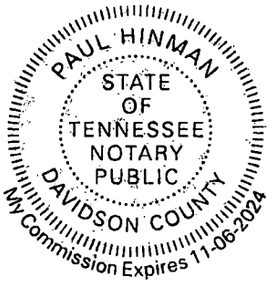


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREW JAMES GILBERT, 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 1st of June, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
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Nashville, TN 37212