36053-8 BOX 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 895967 DEEDWARR
07/29/2022 11:36:57 AM 2 pgs
Fees: $13.00 Taxes: $1,052.65

20220729-0086606

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$284,500.00**.

Affiant

Subscribed and sworn to before me, this the 28th day of July, 2022.

Notary Public

My commission expires: 10/28/2023

(AFFIX SEAL)

JENNIFER WEST NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Wesley Payne **Laura Payne**	**OWNER**	**Map 103-08-0-A Parcel 008.00-C**
4425 Westlawn Drive #A202		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

George T. Harvey and Laurel B. Harvey, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wesley Payne and Laura Payne, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. A-202, Building "A", on the Plan of Westlawn Green of record in Plat Book 5200, Pages 20 thru 24, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Westlawn Green, a horizontal property regime established by Master Deed of record in Book 5238, Page 863, amended in Book 5266, Page 22 and Book 6748, Page 423, said Register's Office.

Being the same property conveyed to George T. Harvey and Laurel B. Harvey, husband and wife, by Warranty Deed dated December 4, 2019, from Three Beans, LLC, a Tennessee limited liability company, of record in instrument No. 20191206-0126186, Register's Office of Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Book 5200, Pages 20-24, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Master Deed of Westlawn Green Condominiums, of record in Book 5238, Page 863, By-Laws appended thereto in Book 5238, Page 872, amended to Master Deed of record in Book 5266, Page 22, By-Laws of record in Book 6748, Page 423, amended to the By-Laws of record in Instrument No. 20201103-0128517, said Register's Office. 3) Charter of Westlawn Green Homeowners' Association, Inc. of record in Book 5234, Page 719, said Register's Office. 4) Easement of record in Book 5238, Page 134, said Register's Office. 5) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **4425 Westlawn Drive #A202, Nashville, TN 37209**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 28th day of **July, 2022.**

George T. Harvey

Laurel B. Harvey

STATE OF NEW YORK)
COUNTY OF ERIE)

Personally appeared before me, a Notary Public of said County and State, George T. Harvey and Laurel B. Harvey, the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and **who acknowledged that they executed the within instrument for the purposes therein contained.**

Witness my hand and official seal at ANGOLA (city), NEW YORK (state), this 28th day of **July, 2022.**

Notary Public

MARY E. HOLL
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01HO5025028
Qualified In Erie County
Commission Expires March 21 2026

My Commission Expires: 3/21/2026

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