| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 220741993**<br><br>Karen Johnson Davidson County<br>Batch# 904869 DEEDWARR<br>08/18/2022 08:11:30 AM 3 pgs<br>Fees: $18.00 Taxes: $999.00<br>20220818-0093444 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $270,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 16th day of August, 2022.<br><br>Notary Public<br>My Commission Expires: |

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Carol Castleberry<br>115 Westerly Drive<br>Nashville TN 37221 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>142 07 0A 115.00 |

**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, **Diana Gail Helton, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carol L. Castleberry, unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Being Unit No. 115 on the plan of Willow Pointe 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 6772, Page 257, 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. Reference is hereby made to the plat of Willow Pointe Condominiums set forth as Exhibit "A" of said Master Deed for a more complete identification and description of said unit.

Being the same property conveyed to Diana Gail Helton, by Warranty Deed from Curtis S. Person and wife, Barbara R. Person, of record in Book 7572, Page 113, in the Register's Office of Davidson County, Tennessee, dated June 08, 1988 and recorded on June 14, 1988.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022 and thereafter, not yet due and payable.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Willow Pointe Condominiums of record in Book 6772, Page 257, as amended by instrument(s) of record in Book 8867, Page 283 and Instrument No. 20120911-0082239; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 10389, Page 832.

Easement for Sanitary Sewers and Storm Drainage, recorded in Instrument No. 20140603-0047932.

This is improved property located at 115 Westerly Drive Nashville TN 37221

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-18535-RR

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 16th day of August, 2022.

Diana Gail Helton

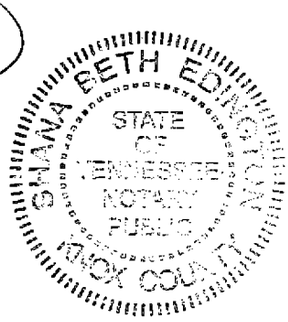
Diana Gail Helton

STATE OF TENNESSEE )
COUNTY OF Sevier )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Diana Gail Helton, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of August, 2022.

Notary Public
My Commission Expires: 7/26/2023



## Certificate of Authenticity

I, Michael Ferrence, do hereby make oath that I am 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 ~~8/16/22~~ 8/16/22 MF

Affiant Signature

8/17/22
Date

State of Tennessee
County of Davidson

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

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires