**WARRANTY DEED**

Karen Johnson Davidson County
Batch# 1100488 DEEDWARR
02/13/2024 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $795.50
20240213-0009857

File No. AT-24-5968

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of February, 2024

Notary Public

MY COMMISSION EXPIRES: 11/22/29

(AFFIX SEAL)

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Joshua H. Morton | NEW OWNER | |
| (NAME) | (NAME) | |
| 114 Westfield Drive | 114 WESTFIELD DRIVE | 128-13-0A-114.00-CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | NASHVILLE, TN 37221 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Corey Layne Walton, unmarried and Bobby Reece Walton, married**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua H. Morton, a single man**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Being Unit No. 114 of Westfield Condominiums, (formerly The Hamlet), a horizontal property regime established by Master Deed of record in Book 6678 at page 771 and subsequently amended in Book 6736 at page 10, 6801 at Page 962, Book 6831 at page 982, and Book 7271 at page 256, the Plat of which is of record in Book 6250, page 748, amended document of record in Book 6831, page 982, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.**

**Being the same property conveyed to Corey Layne Walton, an unmarried man and Bobby Reece Walton, an married man by Warranty Deed from Betty M. Howard, unmarried of record in Instrument No. 20200302-0022788 Register's Office for Davidson County, Tennessee, dated February 28, 2020 and recorded on March 02, 2020.**

**This is property more commonly known as 114 Westfield Drive, Nashville, TN 37221.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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, their heirs and assigns forever; and we do covenant with 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 this 9th day of February, 2024.

Corey Layne Walton

Bobby Reece Walton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of February, 2024, before me personally appeared Corey Layne Walton and Bobby Reece Walton, 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, at office, this 9th day of February, 2024.

Notary Signature
My commission expires: 1/22/29

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

***Please Return to:***

**Magnolia Title & Escrow**
**1104 Fatherland Street**
**Nashville, TN 37206**

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **February 9, 2024**.

Date

Affiant Signature

**February 12, 2024**
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **12** day of **February**, 20**24**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)