THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 240247002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $210,000.00.

Affiant

Subscribed and sworn to before me, this 30 day of May, 2024.

Notary Public
My Commission Expires: 4/26/26

ANITA L. PARKER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Karen Johnson
Batch # 1144499
06/07/2024 09:42:44 AM
Fees: $13.00 Taxes: $777.00

Davidson County
DEEDWARR
2 pgs

20240607-0042721

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kevin G. Leonard 106 Westfield Dr Nashville TN 37221	~~New Owner~~ USAA Federal Savings Bank 10750 McDermott Freeway San Antonio, TX 78288	Tax Parcel ID No. 128 13 0A 106.00

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, **Nancy Lynn Pullias, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kevin G. Leonard, unmarried**, ("Grantees"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Unit 106 of the Westfield Condominiums, (formerly The Hamlet), a horizontal property regime, pursuant to plat of record in Book 6250, page 590 and he first revision thereof in Book 6250, page 748, as further shown and described in a document of record in Book 6831, page 982, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Nancy Lynn Pullias, unmarried, by Warranty Deed from George Gianikas, Trustee with full power, of record in Book 6895, Page 709, in the Register's Office of Davidson County, Tennessee, dated June 20, 1986 and recorded on June 24, 1986.

The execution of this instrument is affected by the signature of Susan Cronin as Attorney-in-Fact for Nancy Lynn Pullias, which Power of Attorney is recorded in Book _____, Page _____ said Register's Office.

20240607-0042720

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 and assessments for the year 2024 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of First Revision The Hamlet, as recorded in Plat Book 6250, Page(s) 590 and Revision recorded in Plat Book 6250, Page 748.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Westfield Condominiums, (formerly The Hamlet) of record in Book 6678, Page 771, as being amended in Book 6736, Page 110, Book 6801, Page 962, Book 6831, Page 982 and Book 7271, Page 256; 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 Deed Restrictions recorded in Book 6551, Page 988.

Easement for Right of Way, recorded in Book 4851, Page 918 and Instrument No. 20151130-0120523.

Easement for Sewer Line, recorded in Book 6551, Page 981.

Easement for Public Utilities, recorded in Book 7803, Page 694.

This is improved property located at 106 Westfield Dr Nashville TN 37221

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, Grantors warrant that this instrument is effective as of the 31st day of May, 2024.

Nancy Lynn Pullias by Susan Cronin as Attorney in Fact

Nancy Lynn Pullias by Susan Cronin as
Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan Cronin with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Nancy Lynn Pullias and that she is authorized by Nancy Lynn Pullias to execute this instrument on her behalf.

Witness my hand, at office, this 31st day of May, 2024.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075