Karen Johnson Davidson County
Batch# 224298 DEEDWARR
05/01/2019 09:19:31 AM 2 pgs
Fees: $13.00 Taxes: $1,524.40

20190501-0040176

PREPARED BY:
Memphis Title Company
7518 Enterprise Avenue
Germantown, TN 38138
File No. 2019040054

WARRANTY DEED

THIS INDENTURE is made and entered into this **29th day of April, 2019** between **John W. Connolly and wife, Anne Marie Connolly** GRANTOR(s), and **Meredith G. Taylor,** unmarried woman GRANTEE(s).

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby bargain, sell, transfer and convey unto the Grantee, all of Grantor's right, title and interest in the following described property located in the city of Nashville, County of Davidson State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Unit No. 204, Paris Building, a condominium, as shown on Exhibit B to Declaration of Paris Building, a condominium, of record in Instrument No. 20091007-0093331, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said unit.

Being the same property conveyed to John Connolly and Anne Marie Connolly, husband and wife, by Warranty Deed of record at Instrument No. 20151223-0129088, dated 12/22/2015 and recorded 12/23/2015, in the Register's Office of Davidson County, Tennessee.

The Grantor(s) does hereby covenant with the Grantee(s) that the Grantor(s) is lawfully seized in fee of the aforedescribed real estate; that Grantor(s) has good right to sell and convey the same; that the same is unencumbered, except for any and all Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20091006-0093140; Charter of Paris Building Homeowners' Association, Inc. of record at Instrument No. 20091007-0093509, 20091008-0093706; Restrictions, conditions, covenants, easements, liens, charges and regulations as set forth and provided for in and created by the Master Deed and By-laws attached thereto, for Paris Building, a Condominium, recorded at Instrument No. 20091007-0093331, in the Register's Office of Davidson County, Tennessee, including without limiting the generality of the foregoing the following: a. Lien of Assessments for common expenses, and limited common expenses. b. Easements for encroachments, if any, of the common elements or any unit, or of any unit upon any portions of the common elements or of any unit upon another unit, occasioned by the actual location of the common elements and/or units being different than shown by the plat., Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20080811-0082116; all in the above referenced Register's Office, and except for 2019 Davidson County taxes and 2019 City of Nashville taxes, not yet due and payable.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, Grantee's heirs, successors and assigns forever. The Grantor does covenant and agree with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto Grantor will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

John W. Connolly

Anne Marie Connolly

STATE OF Tennessee
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared John W. Connolly and Anne Marie Connolly, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that John W. Connolly and Anne Marie Connolly executed the same for the purposes therein contained and of his or her own free act and deed.

WITNESS my hand and notarial seal this 26th day of April, 2019.

Kailey Rozell
Notary Public

My Commission Expires: September 7 2021

Name and Address of Property Owner:
Meredith G. Taylor
1205 Paris Ave, Apt 204
Nashville, TN 37204

KAILEY ROZELL STATE OF TENNESSEE NOTARY PUBLIC Exp. Sept. 07, 2021 DAVIDSON COUNTY

Property Address:
1205 Paris Avenue Unit #204
Nashville, TN 37212

Person Responsible for Taxes:
Pinnacle Bank
PO BOX 702726
Dallas, TX 75370

Parcel # 118-010L-011.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF SHELBY

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $412,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

N. M. Willey
Affiant

Sworn to and subscribed before me, a Notary Public, this 29th day of April, 2019.

Amy Thomas
Notary Public

My Commission Expires:

AMY THOMAS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 12-14-2019