WARRANTY DEED

Karen Johnson Davidson County
Batch# 252180 DEEDWARR
07/03/2019 09:41:38 AM 2 pgs
Fees: $13.00 Taxes: $444.00

20190703-0065005

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-VRES-19-500-M12

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William E. Conn	**New Owner**	
(NAME)	(NAME)	**133-11-0A-077.00-CO**
204 Banbury Close		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MAEVE M. BROPHY, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM E. CONN, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. M-12 of Canterbury Hall Condominiums, a condominium or horizontal property regime established by a Master Deed, of record in Book 5440, Page 255, Register's Office for Davidson County, Tennessee, as amended by Amendment to Master Deed, of record in Book 5441, Page 819, and as shown on a plan of record in Book 5200, Page 159, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Maeve M. Brophy by Warranty deed from Kenneth W. Holt of record in Instrument No. 20160429-0042057 Register's Office for Davidson County, Tennessee, dated April 22, 2016 and recorded on April 29, 2016.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 159, Register's Office for Davidson County, Tennessee.
- Subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Canterbury Hall of record in Book 5440, Page 255, as amended in Book 5441, Page 819, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5440, Page 298, as amended in Book 5865, Page 101, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 5446, Page 152, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewers and/or Storm Drainage Easements of record in Book 4308, Page 647, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20090615-0055410 and Instrument No. 20140924-0087652, Instrument No. 20190118-0005331, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **500 Paragon Mills Rd M-12, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 28th DAY OF JUNE, 2019.

Maeve M. Brophy by Kate Nyquist, Attorney in Fact

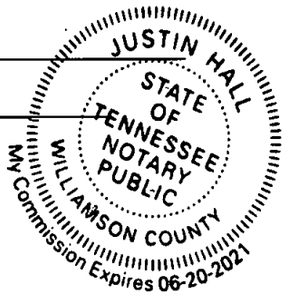
Maeve M. Brophy by Kate Nyquist,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Nyquist, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MAEVE M. BROPHY, and who acknowledged he/she/they executed the same as the free act and deed of the said MAEVE M. BROPHY.

Witness my hand and official seal, this the 28th of June, 2019.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212