Karen Johnson Davidson County
Batch# 268525 DEEDWARR
08/08/2019 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $483.59
20190808-0078815

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

STATE OF Tennessee }
COUNTY OF Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,700.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 31st DAY OF July, 2019.

NOTARY PUBLIC

My Commission expires:

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 19070017

Address of New Owner
Michael G. Mayo
21 Vaughns Gap Road, Unit 163
Nashville, TN 37205

Send Tax Bills To:
Same as new owner

Tax Information:
129-15-0A-163.00-CO

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Holly Spann, unmarried,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Michael G. Mayo*** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit: *unmarried

Land in Davidson County, Tennessee, being Unit No. 163 of Belle Meade Highlands Condominium, as established by the Master Deed establishing Belle Meade Highlands Condominium of record in Book 7091, Page 302, Register's Office for Davidson County, Tennessee. Reference is hereby made to the plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete description and identification of said Unit.

Being the same property conveyed to Holly Spann by Warranty Deed from H. M. Properties, Inc., dated 06/17/1994 and recorded on 06/21/1994 at Book 9383, Page 822, Register's Office for Davidson County, Tennessee.

This is property generally located:
21 Vaughns Gap Road, Unit 163, Nashville, TN 37205

SUBJECT TO THE FOLLOWING:

1. 2019 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Master Deed of record in Book 7091, Page 302, and amended in Instrument No. 20080424-0042111, said Register's Office.
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4816, Page 427, corrected in Book 4881, Page 710, said Register's Office.
4. Easement Agreement of record in Book 11000, Page 273, said Register's Office.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Holly Spann** has/have caused this instrument to be executed, this the 31 day of July, 2019.

Holly Spann

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Holly Spann,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 31 day of July, 2019.

My commission Expires: 8.27.22

NOTARY PUBLIC

DANA L. AUSTIN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY