WARRANTY DEED

Karen Johnson Davidson County
Batch# 309516 DEEDWARR
11/01/2019 09:18:30 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20191101-0112462

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF OCTOBER 2019.

Notary Public

MY COMMISSION EXPIRES: 4/24/23

(AFFIX SEAL)

MST 2019-1646

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan Taylor	Fifth Third Bank	
(NAME) 256 Myhr Green	(NAME) PO Box 630170	142-07-0C-054.00-CO
(ADDRESS) Nashville, TN 37221	(ADDRESS) Cincinnati, OH 45263	
(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, WE, **Sue Goodson, an unmarried woman** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Susan Taylor, an unmarried woman** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land lying and being in Davidson County, Tennessee, being Unit No. 54 of Ashley Green, as shown on Boundary Plat in Plat Book 6900, Page 24 and revised in Plat Book 6900, Page 978, a Horizontal Property Regime established pursuant to the provisions of the Tennessee Horizontal Property Act (T.C.A. Section 66-27-101 through 66-27-123; herein referred to as the "ACT") and the provision of the Master Deed for Ashley Green of record in Book 7184, Page 44, Registers Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto of record in Book 7184, Page 71, said Register's Office as said Master Deed has been amended by Certificate of Correction and Affidavit of record in Book 7467, Page 279 and By 1st Amendment to Master Deed for Ashley Green of record in Book 7482, Page 312, Amendment recorded at Instrument No. 20111101-0084880, said Register's Office (collectively the "Master Deed"), to which Master Deed reference is hereby made for a more complete and accurate description of said unit; together with an undivided percentage interest in the common elements as defined in the Master Deed appertaining to said unit and all other rights, powers, privileges and interests appertaining to said unit pursuant to the Master Deed.

Being the same property conveyed to Sue Goodson by Warranty deed from Dorothy R. Davenport of record in Instrument No. 20150107-0001704 Register's Office for Davidson County, Tennessee, dated December 31, 2014 and recorded on January 07, 2015.

Subject to: Property taxes have been prorated and the Grantor has assumed payment thereof now due and payable. Taxes for the year 2019 now due and payable. Subject to all matters shown on the Plan of record in Plat Book 6900, Page 24 and Revised Boundary Plat of record in Plat Book 6900, Page 978, Register's Office for Davidson County, Tennessee. The premises herein insured is a condominium apartment established pursuant to the provisions

of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is 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 Ashley Green of record in Book 7184, Page 44, as corrected in Book 7467, Page 279, amended in Book 7482, Page 312, and further amended in Instrument No. 20111101-0084880, Register's Office for Davidson County, Tennessee. Charter of record in Book 7140, Page 69, in the Register's Office for Davidson County, Tennessee.

This property, known as 256 Myhr Green, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(s) this 30th DAY OF OCTOBER, 2019.

Sue Goodson

Sue Goodson

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 30th day of October, 2019.

Notary Public
My Commission Expires: 4/24/2023

Amelia Swanson State of Tennessee Notary Public (SEAL) Williamson County

True Copy Certification

I, Yvette Meldrum, 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.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 4/24/2023

Amelia Swanson State of Tennessee Notary Public (SEAL) Williamson County