Karen Johnson Davidson County
Batch# 362569 DEEDWARR
02/24/2020 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $540.20
20200224-0020421

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-26849

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 146,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/28/23

(AFFIX SEAL)

TRACI PULLEY NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Taylor V. Pray	Prime Lending Corp.	MAP 142-04-0A-
210 Old Hickory Blvd. #28	18111 Preston Road Suite 900	PARCEL 028.00-CO
Nashville, TN 37221	Dallas TX 75252	
(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, I, **Barbara Sturgeon, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Taylor V. Pray, a single man**

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:

Land in Davidson County, Tennessee, being Unit No. 28 on the Plan of Belle Forest Condominium Apartments, a Horizontal Property Regime, of record in Plat Book 5200, Page 167, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Barbara Sturgeon by Warranty deed from Adetola Kassim and Mujibat Adeola Kassim, husband and wife of record in Instrument No. 20160929-0102962 Register's Office for Davidson County, Tennessee, dated September 28, 2016 and recorded on September 29, 2016.

This property is not now and has never been the residence of the Grantor or the Grantor's family and is not a marital asset.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2020 and subsequent years; (2) all matters shown on the Plan of record in Book 5200, Page 167; (3) the Master Deed establishing a Horizontal Property Regime of Belle Forest Condominium of record in Book 5438, Page 699 as amended in Instrument No. 20020213-0019280 and Instrument No. 20090819-0078072; (4) Charter for HOA of record in Book 5460, Page 987 and Book 6551, Page 78; (5) By Laws of record in Book 5438, Page742, as amended in Book 6082, Page 866, Book 7886, Page 939, Instrument No. 20020321-0034877 and Instrument No. 20150618-0058446; (6) Belle Forest Leasing Rules of record in Instrument Number 20120125-0006973; (7) Easement to American Building Company of record in Book 5074, Page 945; (8) Easement to Harpeth Valley Utilities of record in Book 8019, Page 126, Book 8248, Page 214 and Instrument No. 20000915-0091869; (9) Deed to State of Tennessee of record in Book 7957, Page 145; (10) Driveway and Utility Easement Agreement of record in Instrument Number 20130708-0070348; (11) Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel; (12) Subject to the flow of any creeks, streams, or branches across subject property; (13) Subject to rights of others in and to the common areas and/or elements; (14) All applicable governmental and zoning regulations.

This is IMPROVED property known as **210 Old Hickory Blvd. #28, Nashville, TN 37221.**

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 hand this the 20th day of February, 2020.

Barbara Sturgeon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Barbara Sturgeon** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 20th day of February, 2020.

My Commission expires: 1-8-24

Notary Public

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

True Copy Certification

I, **Jennifer Pennell,** 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

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose,** a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022