Karen Johnson Davidson County
Batch# 390984 DEEDWARR
04/24/2020 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,250.60
20200424-0043027

WARRANTY DEED

TIFFHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $338,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF April, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/02/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2020-GTE-235

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Lauren M. Branscombe	SAME AS OWNER	103 08 0B 106.00
(NAME)	(NAME)	
106 Sloan Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Angela Delight Shields, an unmarried woman** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Lauren M. Branscombe, an unmarried woman** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being known and designated as Unit No. 106 of Parklane Condominiums, Phase I, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Parklane Condominiums, Phase I, a Horizontal Property Regime, of record in Book 7376, Page 571, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Angela Delight Shields, by Warranty Deed from Melissa Anne Canney, unmarried, of record in Instrument No. 20200110-0003836, in the Register's Office of Davidson County, Tennessee, dated January 10, 2020 and recorded on January 10, 2020.

Being the same property conveyed to Melissa Anne Canney, unmarried, by Warranty Deed from Brad Wood and wife, Mary Charles Wood, of record in Instrument No. 20130325-0028866, in the Register's Office of Davidson County, Tennessee, dated March 18, 2013 and recorded on March 25, 2013.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2020 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is *improved* property located at 106 Sloan Road, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), its successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 22nd day of April, 2020.

GRANTOR:

Angela Delight Shields

STATE OF TENNESSEE)

COUNTY OF DAVIDSON_)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Angela Delight Shields, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 22nd day of April, 2020.



Notary Public

My Commission Expires: 3·17·2024

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 DAVIDSON)

On this 8 day of April, 2020, personally appeared before me, Tiffhany Wilson, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

TIFFHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public

My Commission Expires: 5/2/2022