Karen Johnson Davidson County
Batch# 415193 DEEDWARR
06/16/2020 07:49:30 AM 3 pgs
Fees: $18.00 Taxes: $666.00
20200616-0061523

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $180,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of June, 2020.

Notary Public

My commission expires: 11-8-2021

(Notary Stamp)

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Alexis Vasilikos Taylor and Thomas Taylor, III	U.S. Bank National Association	131-05-0B-210.00-CO
210 Summit Ridge Drive	7601 Penn Ave. S, Suite A1	
Nashville, TN 37215	Richfield, MN 55423	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

David J. Thompson, a married man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Alexis Vasilikos Taylor and Thomas Taylor, III, wife and husband

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 210 as Shown on the Plan of Four Seasons Condominium Development, together with undivided percentage interest in the common elements appurtenant to said unit, as set forth in the Master Deed of record in Book 6841, Page 349, as amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David J. Thompson, an unmarried man by Warranty deed from Leigh M. Howard, unmarried of record in Instrument No. 20140729-0067148, Register's Office for Davidson County, Tennessee, dated July 22, 2014 and recorded on July 29, 2014. (Value of consideration shown in aforementioned deed $132,000.00.) Being also known as 210 Summit Ridge Drive 210 Nashville, Tennessee 37215.

The subject property is not now, nor has it ever been the primary or marital residence of the Grantor or Grantor's spouse.

SP 11/2015

This is ☒ improved ☐ unimproved property known as **210 Summit Ridge Drive, Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 the Grantor has hereunto executed this instrument on this the 3rd day of June, 2020.

David J. Thompson

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, David J. Thompson, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 3rd day of June, 2020.

Notary Public
My Commission Expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

SolomonParks File No. 20-000081-528

Certificate of Authenticity

I, John Cobb Rochford, 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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202006160061523