WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF June, 2020.

Notary Public

MY COMMISSION EXPIRES: 9-6-22
(AFFIX SEAL)

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 417627 **DEEDWARR**
06/17/2020 02:20:56 PM 2 pgs
Fees: $13.00 Taxes: $682.65

20200617-0063338

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Scott A Garvey	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME) 5842 Brentwood Trace	(NAME) New Owner	160140B13800CO
(ADDRESS) Brentwood TN 37027	(ADDRESS)	
(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, **Melissa S McElroy, married** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scott A Garvey, unmarried,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Williamson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit 5842 on the Plan of Brentwood Trace Condominiums, Revised, of record in Plat Book 5200, Page 261, Register's Office for Davidson County, tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Melissa S. McElroy by virtue of that certain Quit Claim Deed dated July 17, 2018, and being of record at Instrument No. 20180417-0036281, in the amount of $.00 in the Register's Office of Williamson County, Tennessee.

Being previously conveyed to Melissa S. Zahn by virtue of that certain Warranty Deed dated August 30, 2006, and being of record at Instrument No. 20060831-0107999, in the amount of $97,000.00 in the Register's Office of Williamson County, Tennessee.

Above described property is not the primary residence of the grantor, and has been used for investment purposes only.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Subdivision Restrictions, Building Lines and Easements of record in Plat Book 5200, Page 261, Easements of record at Instrument No. 20181029-0106563, Reservations, conditions, powers, easements, options, covenants, agreements, by-laws and limitations on title, and all other provisions contained in or incorporated by reference in the Master Deed establishing horizontal property regime for record under Master Deed of record at Instrument No. Book 5524, Page 415, as amended at Book 5545, Page 510, B ook 5818, Page 915 and Book 5868, Page 70 **and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 5842 Brentwood Trace Brentwood, TN 37027
(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 hand this 5th day of June, 2020.

Melissa S McElroy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Melissa S McElroy** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of June, 2020.

Notary Public
My Commission Expires: 11/08/2022

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY