File 33320-8 Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 429349 **DEEDWARR**
07/01/2020 11:28:26 AM 2 pgs
Fees: $13.00 Taxes: $1,272.80

20200701-0071281

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$344,000.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of June, 2020.

Notary Public

My commission expires: 5/9/23
(AFFIX SEAL)

COLLEEN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Ann Elizabeth Reeves	**OWNER**	**Map 091-06-0-M Parcel 063.00co**
312 West Mill Drive		
Nashville, TE 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Duncan Reynaud and Ann Reynaud, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ann Elizabeth Reeves , unmarried

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. 63 on the Plan of West Mill Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of West Mill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141223-0117663 and Supplementals in Instrument No. 20150424-0036748, Instrument No. 20150929-0098582, Instrument No. 20151218-0127193, Instrument No. 20151218-0127350, and Instrument No. 20191212-0128095 Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of West Mill Townhomes, shown on Exhibit "C" to the Declaration of Covenants, of record in Instrument No. 20141223-0117663 and Supplementals in Instrument No. 20150424-0036748 and in Instrument No. 20150929-0098582, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Duncan Reynaud and Ann Reynaud, husband and wife, by Warranty Deed dated September 30, 2016 from Craighead Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20161004-0104293, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as set out on Exhibit "C" to the Declaration, of record in Instrument No. 20141223-0117663, and Supplementals in Instrument No. 20150424-0036748 and in Instrument No. 20150929-0098582, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions, Restrictions and By-Laws of West Mill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141223-0117663 and Supplementals in Instrument No. 20150424-0036748, Instrument No. 20150929-0098582, Instrument No. 20151218-0127193, Instrument No. 20151218-0127350 and Instrument No. 20191212-0128095, Register's Office for Davidson County, Tennessee. (3) Easements retained in Resolution No. 1059 by the City of Nashville and easements retained in Council Bill 84-175. (4) Matters shown on the Plan No. 2 of West Nashville, of record in Book 57, Page 172, Register's Office for Davidson County, Tennessee. (5) Dedication and Conveyance of Easement to City of Nashville, of record in Book 1939, Page 214, Register's Office for Davidson County, Tennessee. (6) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, of record in Instrument No. 20140821-0076262, Register's Office for Davidson County, Tennessee. (7) Agreement for Dedication of Easements for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances to the Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 20140821-0076274, in Instrument No. 20141219-0116173, Instrument No. 20141219-0116216, and Instrument No. 20151125-0119709, Register's Office for Davidson County, Tennessee. (8) Charter of West Mill Townhouse Corporation, of record in Instrument No. 20170123-0007056. said Register's Office. (9) Attorneys Certificate for West Mill Townhomes as of record in Instrument No. 20170123-0007057, said Register's Office. (10) Conveyance of Common Area to West Mill Townhouse Corporation as of record in Instrument No. 20171208-0125410, said Register's Office. (11) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (_X___) Unimproved (_____) property, known as **312 West Mill Drive, Nashville, TE 37205**

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 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 **June, 2020.**

Duncan Reynaud
Duncan Reynaud

Ann Reynaud
Ann Reynaud

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Duncan Reynaud and Ann Reynaud,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **June, 2020.**

Colleen Walters
Notary Public

My Commission Expires: 5/9/23

COLLEEN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON