Karen Johnson Davidson County
Batch# 477944 DEEDWARR
09/17/2020 12:11:30 PM 3 pgs
Fees: $18.00 Taxes: $782.55
20200917-0106615

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $211,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: July 24, 2023 (AFFIX SEAL)

MICHELLE LEE PEPPER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

W-SB-RGRA-20-151

882495

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christopher Ryan Hanna	New Owner	
(NAME)	(NAME)	
151 Hicks Rd		**142-15-0C-151.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-3401		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CATHLEEN A. PAYNE, AN UNMARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTOPHER RYAN HANNA,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 151, on the Plan of Breckenridge a Condominium, as described in Master Deed establishing a Horizontal Property Regime for Breckenridge, as of record in Plat Book 6808, Page 45, in the Register's Office for Davidson County, Tennessee, along with an undivided interest in the Common Elements as specified therein, and subject to all terms covenants and conditions set forth in such Master Deed,to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cathleen A. Payne, An Unmarried Person by Warranty Deed from Steve Hulen and John R. Hulen and Joann M. Hulen and Janice D. Hulen of record in Book 7389, page 783, Register's Office for Davidson County, Tennessee, dated October 23, 1987 and recorded on October 29, 1987.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Master Deed establishing a Horizontal Property Regime of Breckenridge Condominium of record in Book 6808, Page 45 as amended in Book 7020, Page 848, Register's Office for Davidson County, Tennessee.
- Charter of Breckenridge Condominium Homeowner's Association of record in Book 6870, Page 628, Book 7798, Page 415 and Book 8276, Page 481, in the Register's Office for Davidson County, Tennessee.
- Easement(s) to Harpeth Valley Utilities District of record in Book 10160, Page 83, in the Register's Office for Davidson County, Tennessee.
- Deed of Easement for the purpose of installation of server of record in Book 7104, Page 503, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **151 Hicks Rd, Nashville, Tennessee 37221-3401**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 10th DAY OF SEPTEMBER, 2020.

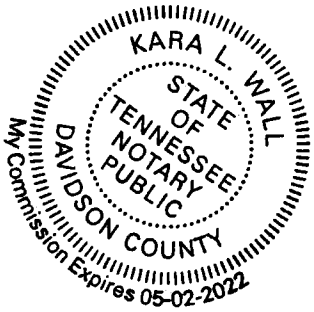
Cathleen A. Payne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CATHLEEN A. PAYNE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of September, 2020.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

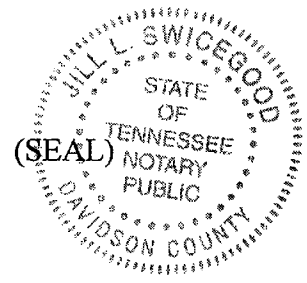
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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