THIS INSTRUMENT PREPARED BY:
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RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
2020-1424

Karen Johnson Davidson County
Batch# 478652 DEEDWARR
09/18/2020 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20200918-0107341

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FIFTEEN THOUSAND AND 00/100 DOLLARS ($215,000.00) cash in hand paid, the receipt of which is hereby acknowledged, SALLY K. TAYLOR ("the Grantor") have this day bargained and sold, and by these presents do transfer and convey unto BRIAN GRADER AND CARRIE GRADER, HUSBAND AND WIFE, their successors, heirs and assigns ("the Grantees"), a certain tract or parcel of land as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 122 of Willow Pointe, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of The Tennessee Code Annotated , under the Master Deed establishing Willow Pointe of record in Book 6772, Page 257, and amended in Book 8867, Page 283 and Instrument Number 20120911-0082239, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit B to said Mater Deed.

Being the same property conveyed to Sally K. Taylor by Warranty Deed from Elena Schiro, unmarried, (now know as Elena Schiro Murphy, married) (Andrew Murphy joins in), dated October 15, 2013 of record in Instrument Number 20131028-0111944, in the Register's Office of Dickson County, Tennessee.

This conveyance is made subject to the following:

1. Subject to the right-of-way of Westerly Drive.

2. Master Deed of record in Book 6772, Page 257, amendment to Master Deed of record in Book 8867, Page 283 and amendment to Master Deed of record in Instrument Number 20120911-0082239, in the Register's Office of Davidson County, Tennessee.

3. Sanitary Sewers and/or storm drainage water mains and appurtenances in favor of The Metropolitan Government of Nashville and Davidson County, of record in Instrument Number 20140603-0047932, in the Register's Office of Davidson County, Tennessee.

4. Charter of Willow Pointe Homeowners Association of record in Book 6777, Page 624, in the Register's Office of Davidson County, Tennessee.

5. Homeowner's Association for Willow Pointe Condominiums.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantees, and the Grantees' successors, heirs and assigns, forever. And the Grantor covenant with the Grantees, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2020 and as otherwise set forth herein. And the Grantor further

covenant and bind the Grantor's successors, heirs and assigns, to warrant and forever defend the title to said land to the Grantees' successors, heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor have caused this Warranty Deed to be executed on the 10th day of September, 2020.

SALLY K. TAYLOR

STATE OF TENNESSEE
COUNTY OF DICKSON

On this 10th day of September, 2020, before me personally appeared SALLY K. TAYLOR, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

WITNESS MY HAND and official seal at office in said County this 10th day of September, 2020.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON
My Comm. Exp. 5-17-2021

My commission expires: MAY 17, 2021

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $215,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 10th day of September, 2020.

NOTARY PUBLIC

KATHERINE WARREN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD Exp. 4-13-2022

My commission expires: 4-13-22

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Map & Parcel No: 142 A 122.00

ADDRESS OF NEW OWNERS
CARRIE GRADER and BRIAN GRADER
122 WESTERLY DRIVE
NASHVILLE, TN 37221
SEND TAX BILLS TO:
New Owner

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022