39B

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 234,900.00

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS
21st day of September, 2020

Notary Public

MY COMMISSION EXPIRES: 7-9-22
(Affix Seal)

LYDIA H. WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2022

Karen Johnson Davidson County
Batch# 482951 DEEDWARR
09/24/2020 03:40:01 PM 2 pgs
Fees: $13.00 Taxes: $869.13

20200924-0110187

**THIS INSTRUMENT WAS PREPARED BY:**
Creekside Title & Escrow, LLC, 311 E. Main Street, STE 5, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Katelyn Payne** | **Highland Resdiental** | |
| **2304 Elliot Ave #103** | **12001 N. Central Expway #750** | **105 - 14 - 0B - 003.00** |
| **Nashville, TN 37204** | **Dallas, TX 75243** | |
| (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,WE, **Michael C. Wyatt and Michael E. Wyatt, Joint Tenants with Right of Survivorship,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO **Katelyn Payne, a Single Woman,** 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:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 2304 Elliot Ave #103, Nashville, Nashville, TN 37204. Said property is being described as follows:

LAND in Davidson County, Tennessee, being Unit No. 103 as specified on the Plat shown in the Master Deed, on the Plan of Elliott Avenue Condominiums, a Horizontal Property Regime, credted under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Elloitt Avenue Condominiums, of record under Instrument No. 20050726-0087034, and as amended in Instrument No. 20050728-0088366, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage intrest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Elliott Avenue Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of recordunder Instrument No. 20050726-0087034, as a amended in Instrumnet No. 20050728-0088366, said Register's Office, for a more complete idenification and descriptopn of such unit.

Being the same property conveyed to Michael C. Wyatt and Micheal E. Wyatt by Warranty Deed from Kathy Von Broembsen, unmarried dated 03/24/2016 and filed for record on 03/28/2016 of record in Instrument No. 20160328-0028434, said Register's Office for said County.

This instrument is excused on behalf of Michael E. Wyatt by Michael C. Wyatt as his attorney in fact by pursured to the authority invesed in him by instrument filed of record Instrument No. 20200924-0110186, Register's Office of Davidson County, Tennessee

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved ( X ) Property, known as **2304 Elliot Ave #103, Nashville, TN 37204**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 our hands this 21st day of September, 2020.

Michael C. Wyatt

Michael E. Wyatt
By: Michael C.Wyatt, Attorney-in-Fact

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 **Michael C. Wyatt ~~and Michael E. Wyatt~~** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of September, 2020.

Commission Expires: 3/2/21

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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 **Michael C. Wyatt and Michael E. Wyatt** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of September, 2020.

Commission Expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 21st day of September, 2020, before me personally appeared Michael C. Wyatt to me known to be the person who executed the foregoing instrument on behalf of Michael E Wyatt, as his Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said Michael E Wyatt.

Witness my hand and official seal at Hendersonville, Tennessee, this 21st day of September, 2020.

My Commission Expires: 3/2/21

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY