Karen Johnson Davidson County
Batch# 490854 DEEDWARR
10/07/2020 10:09:41 AM 2 pgs
Fees: $13.00 Taxes: $2,401.30
20201007-0116193

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200930223

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $649,000.00.

Affiant

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

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Thomas Eugene Skiles and Cynthia King Skiles 418 Village Hall Place Nashville TN 37215	New Owner	Tax Parcel ID No. 131 02 0M 010.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Margaret Waller NG, and Nancy Waller, as Co-Trustees of the Joyce C. Waller Revocable Trust as Amended and Restated 2014**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas Eugene Skiles and Cynthia King Skiles, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 2142 of Village Hall, (also known as 418 Village Hall Place, Unit 2142), a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Village Hall, a Horizontal Property Regime, of record in Instrument No. 20050510-0052650, amendment recorded in Instrument No. 20060601-0064170; Instrument No. 20091016-0096028 and Instrument No. 20170324-0028758 and Annexation recorded in Instrument No. 20121204-0111555 and Rules and Regulations recorded in Instrument No. 20140801-0069319 and amended in Instrument No. 20161128-0124628, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Nancy Waller, Trustee of the Joyce C. Waller Trust as Amended and Restated 2014, by Personal Representatives' Quitclaim Deed from Mary Margaret Waller Ng and Nancy Waller as Personal Representatives of the Estate of Joyce C. Waller, of record in Instrument No. 20190422-0036357, in the Register's Office of Davidson County, Tennessee, dated April 16, 2019 and recorded on April 22, 2019.

Being the same property conveyed to Joyce C. Waller, An Unmarried Woman, by Warranty Deed from Haury and Smith Contractors, Inc., of record in Instrument No. 20071130-0139034, in the Register's Office of Davidson County, Tennessee, dated November 21, 2007 and recorded on November 30, 2007.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the P.U.D. Boundary Plat of Village Hall, as recorded in Plat Instrument No. 20041001-0118509. Covenants, Conditions and Restrictions as set forth in Master Deed recorded in Instrument No. 20050510-0052650, amendment recorded in Instrument No. 20060601-0064170; Instrument No. 20091016-0096028 and Instrument No. 20170324-0028758 and Annexation recorded in Instrument No. 20121204-0111555 and Rules and Regulations recorded in Instrument No. 20140801-0069319 and amended in Instrument No. 20161128-0124628.

Easement for Ingress and Egress, recorded in Book 11740, Page 614.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20140630-0057297.

Stormwater Detention as set forth in instrument recorded in Instrument No. 20040720-0086493.

This is improved property located at 418 Village Hall Place Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of September, 2020.

The Joyce C. Waller Revocable Trust

Mary Margaret Waller NG, Co-Trustee Nancy Waller, Co-Trustee

By: Mary Margaret Waller NG, Co-Trustee By: Nancy Waller, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Margaret Waller NG and Nancy Waller, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are Co-Trustees of the Joyce C. Waller Revocable Trust as Amended and Restated July 2, 2014 the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 30th day of September, 2020.

Notary Public

SHIRA KINGREY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES