WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF OCTOBER, 2020.

Notary Public

REBECCA D PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Expires September 24, 2024

MY COMMISSION EXPIRES: (AFFIX SEA

J-SB-VH-20-500-B3

Karen Johnson Davidson County
Batch# 497589 DEEDWARR
10/16/2020 02:18:16 PM 2 pgs
Fees: $13.00 Taxes: $333.00

20201016-0120849

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)
Helping Hands Charty Trust, C.A. Shriver as Trustee Christine Treganowan and Bradley Treganowan	Neil Shriver	
(NAME) 170 E. Main St., Ste D-114	(NAME)	**133-11-0A-009.00-CO**
(ADDRESS) Hendersonville, TN 37075	(ADDRESS)	
(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, **WALKER CASEY REED, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HELPING HANDS CHARTY TRUST, C.A. SHRIVER AS TRUSTEE AND CHRISTINE TREGANOWAN AND HUSBAND, BRADLEY TREGANOWAN,** 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:

Being Unit No. B-3 of Canterbury Hall Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101 et seq as amended, Tennessee Code Annotated, and as established by a Master Deed of record in book 5440, page 255, and as amended in Book 5441, page 819, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Canterbury Hall Condominiums, as of record in Book 5200, page 159, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to W. Casey Reed by Special Warranty deed from Federal Home Loans Mortgage Corporation ("Freddie Mac") organized and existing under the laws of United States of America of record in Instrument No. 20070531-0064490 Register's Office for Davidson County, Tennessee, dated April 27, 2007 and recorded on May 31, 2007.

Being the same property conveyed to Walker Casey Reed by Quitclaim deed from Stephanie Marie Mouton Reed of record in Instrument No. 20111109-0087774 Register's Office for Davidson County, Tennessee, dated July 15, 2011 and recorded on November 09, 2011.

Marital Dissolution Agreement in that certain case styled Walker Casey Reed vs Stephanie Marie Mouton Reed, fourth court for Davidson County, Tennessee, Docket No. 09D-3300.

This conveyance is subject to:
- All matters shown on the Plan of record in Plat Book 5200, Page 159, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Canterbury Hall of record in Book 5440, Page 255, as amended in Book 5441, Page 819, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5440, Page 298, as amended in Book 5865, Page 101, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 5446, Page 152, in the Register's Office for Davidson County, Tennessee.

- Sanitary Sewers and/or Storm Drainage Easements of record in Book 4308, Page 647, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20090615-0055410 and Instrument No. 20140924-0087652, Instrument No. 20190118-0005331, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **500 Paragon Mills Rd B-3, Nashville, Tennessee 37211-3729**.

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 hand this the 9 DAY OF OCTOBER, 2020.

W. Casey Reed

Walker Casey Reed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WALKER CASEY REED, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of October, 2020.

Kate Nyquist

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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