WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 189,900.00 .

Lai Brie
Affiant

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

Gina Dunning
Notary Public
COMMISSION EXPIRES: 8/21/23

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 517110 **DEEDWARR**
11/16/2020 02:15:55 PM 2 pgs
Fees: $13.00 Taxes: $702.63

20201116-0135042

GINA DUNNING NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jessica Wrape	Same as New Owner	108-08-0D-026.00-C
(NAME)	(NAME)	
3215 E Lake Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, I, **Christopher McMahan, a single man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jessica Wrape, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium apartment situated in Davidson County, Tennessee, being Unit No. 26, Lot No. 56, and the apputtenant interest in the common elements, of Quail Valley, Section 3, Phase V, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as created by the Master Deed establishing the horizontal property regime of Quail Valley Condominiums, of record in Book 5851, page 779; Book 5851, page 784; Book 5857, page 371; Book 5857, page 372; Book 5857, page 502; Book 5869, page 814; Book 5884, page 534; Book 5931, page 508; and in Book 6081, page 130, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the condominium site-plan of Phase Five, Section Three, Quail Valley, of record in Plat Book 5200, page 435, said Register Office. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Section 3, Phase V, Quail Valley provided in the Master Deed, together with the By-Laws appended thereto, the aforementioned condominium site-plan, and the undivided percentage interest in the Common Elements apputtenant to each Unit, are incorporated herein by reference and made a part hereof the same as through copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Christopher McMahan, a single man by Deed dated June 6, 2019 from Warren Cranford and Megan Cranford, husband and wife, recorded June 20, 2019, in Instrument Number 201906200059480, in the Official Records of Davidson County, Tennessee. I

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 3215 E Lake Drive (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37214 (Postal Zip)

File No.: 3422-20
Warranty Deed Individual LES rev. 09-2018

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs. successors 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, successors 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 10th day of November, 2020.

Christopher McMahan

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Christopher McMahan, 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 as his free act and deed for the purposes therein contained.

WITNESS my hand and seal this 10th day of November, 2020.

~~S. Nixon Pressley~~

Commission Expires: _____

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023