Karen Johnson Davidson County
Batch# 526782 DEEDWARR
12/08/2020 01:40:30 PM 3 pgs
Fees: $18.00 Taxes: $826.95
20201208-0142748

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
William McSeveney 1077 East Trinity Lane #203 Nashville, TN 37216	William McSeveney 1077 East Trinity Lane #203 Nashville, TN 37216	072-06-3N-006.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Heath Bobier, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **William McSeveney, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain condominium located in Davidson County, Tennessee, being Unit No. 203 of The Edison, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act as the same is set out in Section 66-27-201, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Edison of record in Instrument Number 20181029-0107022, amended at Instrument No. 20181206-0119180 and 20181211-0120659, 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 thererof; said Unit being depicted on Exhibit B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit E to said Master Deed.

Being the same property conveyed to Heath Bobier, a single man by Special Warranty deed from Edison Development Partners, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20190423-0037326 Register's Office for Davidson County, Tennessee, dated April 18, 2019 and recorded on April 23, 2019. (Value of consideration shown in aforementioned deed $209,900.00.)

Being also known as 1077 East Trinity Lane 203 Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of November, 2020.

Heath Bobier by Kelly Bobier, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of November, 2020, before me personally appeared Kelly Bobier, as Attorney-in-Fact for Heath Bobier, to me known to be the person (or persons) described in and who executed, with authority, 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, at office, this 30th day of November, 2020.

Notary Signature
My commission expires: 9/2/24

CRYSTAL M. HENRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $223,500.00, 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
30th day of November, 2020.

Notary Public
My commission expires: 10/2/23
File No. 2020-339

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, Matthew Anderson, 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 Tennessee

County of Davidson

Personally appeared before me, Claire Jenkins, a notary public for this county and state, Matthew Anderson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Claire H. Jenkins Notary's Signature

My Commission Expires: 10/2/23

