398

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
T. Roxane Taylor and Alan D. Taylor
179 Rural Avenue
Nashville, TN 37209
SEND TAX BILLS TO:
FIRST FARMERS
816 S. GARDEN ST
COLUMBIA, TN 38401

Karen Johnson Davidson County
Batch# 538169 **DEEDWARR**
12/18/2020 11:34:15 AM 2 pgs
Fees: $13.00 Taxes: $1,920.30

20201218-0150207

WARRANTY DEED

(Map 103-02-4B; Parcel 001.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **LIBERTY INVESTMENTS LLC, A LIMITED LIABILITY COMPANY**, hereinafter referred to as "Grantor", has bargained and sold and do hereby transfer and convey unto **ALAN D. TAYLOR and wife, T. ROXANE TAYLOR,** hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Unit A of 179 Rural Avenue, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County Tennessee and described in a Master Deed Establishing Horizontal Property Regime for 179 Rural Avenue, of record as Instrument No. 20191014-01104749, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 179 Rural Avenue, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20191014-01104749, and Bylaws appended thereto as Exhibit "C", both in said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.
>
> BEING part of the same property conveyed to Liberty Investments LLC., a Tennessee Limited Liability Company, by Warranty Deed dated September 30, 2019, from Mark Spivey, married, recorded October 4, 2019, in Instrument Number 20191004-0101922, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 179 Rural Avenue, A, Nashville, TN 37209.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantor covenants with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2020 real property taxes which will be prorated at closing and paid by the Grantor.

Grantor further covenants and binds Grantor, its successors and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand and signature on this the 11th day of December, 2020.

Liberty Investments LLC,
a Limited Liability Company

By: _____
Surajit Chaudhury, Member

By: _____
Rasik Patel, Member

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 Surajit Chaudhury and Rasik Patel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged themselves to be the members of Liberty Investments, LLC, the within named bargainor, a limited liability company, and that they as such members, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the company by themselves as such members.

Witness my hand and official seal, this the 11th day of December, 2020.

_____
Notary Public

My Commission Expires: 8-19-23

(SEAL)

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $519,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 11th day of December, 2020.

_____
Notary Public

My commission Expires: 7/9/22
File No. GTS1-2020-1075

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