WARRANTY DEED

Karen Johnson Davidson County
Batch# 539729 DEEDWARR
12/21/2020 03:30:34 PM 2 pgs
Fees: $13.00 Taxes: $480.63

20201221-0151569

A-SB-VRES-20-0420-B12

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

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)
Anna Wilson and Richard B. Powell, Jr.	**New Owner**	
(NAME)	(NAME)	**133 14 0A 031.00**
404 Panay Ave.		
(ADDRESS)	(ADDRESS)	
Naples, FL 34113		
(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, **ANGELA CAROL WHITE, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANNA WILSON AND RICHARD B. POWELL, JR., WIFE AND HUSBAND,** 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:

Land in Davidson County, Tennessee, being Unit No. B-12 on the plan of Oakcrest Condominium now known as The Village at Grassmere, created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established by a master deed, of record in Book 5884, Page 960, as amended by instrument(s) of record in Book 9559,
Page 939; Instrument No. 20041102-0131823 and Instrument No. 20060630-0078687 and amended and restated in Instrument No. 20070301-0025595, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said units as set forth in Exhibit A-1 of said master deed, reference is hereby made to the plat of Oakcrest Condominium, of record in Book 5200, Page 413, Register's Office for Davidson County, Tennessee for a more complete description of said units.

Being the same property conveyed to Angela Carol White, an unmarried woman, by Warranty Deed from Lauren Belote, unmarried, of record in Instrument No. 20190130-0009107, in the Register's Office of Davidson County, Tennessee, dated January 30, 2019 and recorded on January 30, 2019.

Being the same property conveyed to Lauren Belote, unmarried, by Warranty Deed from Venite, LLC, a Tennessee limited liability company, of record in Instrument No. 20150827-0086687, in the Register's Office of Davidson County, Tennessee, dated August 25, 2015 and recorded on August 27, 2015.

This conveyance is subject to:
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Oakcrest Condominium, as recorded in Plat Book 5200, Page(s) 413.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Oakcrest Condominium of record in Book 5884, Page 960, as amended by instrument(s) of record in Book 9559, Page 939; Instrument No's. 20041102-0131823, 20060630-0078687 and 20070301-0025595.
- Taxes for 2021 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **420 Elysian Fields Rd. #B12, Nashville, Tennessee 37211**.

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/our hand(s) this the 16th DAY OF DECEMBER, 2020.

Angela Carol White

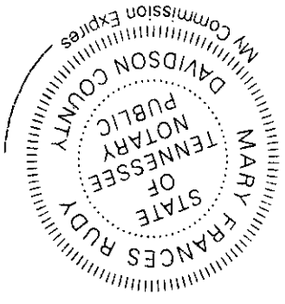
Angela Carol White

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANGELA CAROL WHITE, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of December, 2020.

Notary Public
My Commission Expires: 1-3-22
(SEAL)



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