SHERI ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

STATE OF Tenn
COUNTY OF Will
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $421,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15 DAY OF Jan, 2021.

Notary Public

MY COMMISSION EXPIRES: 12-18-2023
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 555613 DEEDWARR
01/15/2021 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,557.70
20210115-0007268

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC. 25 Century Blvd. Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Dakim Gaines	SEND TAX BILLS TO: Fairway Independent Mortgage Corp.	MAP-PARCEL NUMBERS
(NAME) 2137 B 12th Ave N.	(NAME) 2063 E. 3900 S	081033M00200CO
(ADDRESS) Nashville, Tn 37208	(ADDRESS) Salt Lake City, UT 84124	
(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, **Phillip Taylor, unmarried**. HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dakim Gaines, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Units 2137B of 2137 12th Ave N Residences, and described in a Declaration of Covenants, Conditions and Restrictions for 2137 12th Ave N Residences, of record in Instrument No. 20200409 0037651 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Phillip Taylor, a single man by Warranty Deed from Urbangate Development Group LLC, a Michigan Limited Liability Company of record in Instrument No. 20190621-0060328, Register's Office for Davidson County, Tennessee, dated June 18, 2019 and recorded on June 21, 2019.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plan of record in Plat Book 2083, Page 31,Covenants, Conditions and Restrictions of record in Instrument Number 20190718-0070185, and 20200409 0037651,Charter of record in Instrument Number 20190808-0078789, Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6826, Page 300, **and all other matters of record, including all items set out on any applicable plat of record.**

unimproved _
This is improved x property, known as 2137 B 12th Ave N Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 14 day of January, 2021.

Phillip Taylor

STATE OF **TENNESSEE**
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Phillip Taylor** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14 day of January, 2021.

Notary Public
My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Notary Signature

My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY