Record + Return to:
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-10288-AP

Karen Johnson Davidson County
Batch# 560157 DEEDWARR
01/25/2021 10:30:30 AM 3 pgs
Fees: $18.00 Taxes: $2,142.30
20210125-0010439

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Batch# 560157 DEEDWARR
01/25/2021 10:30:30 AM 3 pgs
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20210125-0010439

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $579,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of January, 2021.

JIM MYERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ryan R. Seymour Nikki Atkinson 1100B West Grove Ave Nashville, TN 37203	Community Mortgage, LLC 19045 East Valley View Parkway Independence, MO 64055	105-9-D-1.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Robert J. Wurm and wife, Alicia A. Wurm,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Ryan R. Seymour and Nikki Atkinson, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING a certain private element unit situated in Davidson County, Tennessee, and further known as Unit B, together with the appurtenant common elements of West Grove Townhomes II, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for West Grove Townhomes II, a horizontal property regime with private elements, of record in Instrument No. 20080312-0024980; as amended and corrected in Instrument No. 20080502-0045185, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being also depicted on the site plan attached as exhibit to said Declaration, as amended and corrected. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of West Grove Townhomes II provided in said Declaration, as amended and corrected, together with the By-Laws appended thereto, the aforementioned site plan, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Robert J. Wurm and wife, Alicia A. Wurm by Warranty Deed from Province Builders, LLC, dated May 6, 2008, recorded May 16, 2008, of record in Instrument No. 20080516-0050636; as corrected in Instrument No. 20100114-0003643, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1100B West Grove Avenue, Nashville, TN 37203**.

This conveyance is made subject to 1) Property taxes for the year 2021 and thereafter, a lien not yet due and payable. The said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his/her/their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of January, 2021.

GRANTOR:

Robert J. Wurm

Alicia A. Wurm

STATE OF WASHINGTON
COUNTY OF Whatcom

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert J. Wurm and Alicia A. Wurm, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21 day of January, 2021.

Sonia M Chavez
Notary Public
My Commission expires: 2/9/2023

SONIA M CHAVEZ
Notary Public
State of Washington
Commission # 175859
My Comm. Expires Feb 9, 2023

202101250010439

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

