Return To.
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 822
Nashville TN 37217
File #2021013520

WARRANTY DEED

KASEY KELCHNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 11-17-2024

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of February, 2021.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 588031 DEEDWARR
03/09/2021 03:57:05 PM 2 pgs
Fees: $13.00 Taxes: $906.13

20210309-0031063

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peyton Dilts	WTC	082-12-0A-311.00-CO
(NAME)	(NAME)	
926 Woodlands St., Unit 311	2100 Alt 19 N	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Palm Harbor, FL 34683	
(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/WE, **Kelly D. Williams, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Peyton Dilts, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County. Tennessee, being Unit No. 311 of East End Lofts Condominium established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Cody Annotated and under Master Deed Establishing East End Lofts Condominium of record as Instrument No. 20060803-0094710, as amended by First Amendment to Master Deed Establishing East End Lofts Condominium of record as Instrument No. 20061018-0129171 in the Registers Office for Davidson County, TN, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interests 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 thereof, said Unit being depicted on Exhibit "D" to said Master Deed and First Amendment to Master Deed; together with a percentage interest in the common elements and voting percentage set forth in Exhibit "E" to said Master Deed, as amended.

Being the same property conveyed to Kelly D. Williams, unmarried by Warranty deed from East End Lofts, LLC, a Tennessee limited liability company of record in Instrument No. 20070515-0057800 Register's Office for Davidson County, Tennessee, dated May 11, 2007 and recorded on May 15, 2007. (Value of consideration shown in aforementioned deed $170,875.00.) Being also known as 926 Woodland Street 311 Nashville, Tennessee 37206.

This conveyance is subject to: Subject to all matters shown on the Plan of record as Instrument Number 20060215-0018298, Register's Office of Davidson County, Tennessee.; Subject to all matters shown on the Plan of record in Plat Book 21, Page 70 and Plat Book 21, Page 143, Register's Office for Davidson County, Tennessee; Master Deed establishing a Horizontal Property Regime of East End Lofts Condominium of record in Instrument Number 20060803-0094710, amended in Instrument No. 20061018-0129171, Register's Office for Davidson County, Tennessee.; Charter for East End Lofts Condominium HOA of record in Instrument Number 20060803-0094709, in the Register's Office for Davidson County, Tennessee.; Stormwater Detention Agreement of record in Instrument Number 20050926-0115146, in the Register's Office for Davidson County, Tennessee.; Drainage and Water Main Easement of record in Instrument Number 20050926-0115148, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **926 Woodland Street, Unit 311, Nashville, TN 37206**

(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 our hands this 25th day of February, 2021.

Kelly D. Williams

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Kelly D. Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of February, 2021.

Commission expires:

8/22/22

Notary Public

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Advantage Title & Escrow
1321 Murfreesboro Pike, Ste. 823
Nashville, TN 37217