Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
[illegible] Westgate Circle, Suite 150
[illegible], TN 37027

Karen Johnson Davidson County
Batch# 588586 DEEDWARR
03/10/2021 10:41:19 AM 2 pgs
Fees: $13.00 Taxes: $1,135.90

20210310-0031332

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-1216

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 9th day of March, 2021

Notary Public

Commission Expires: [illegible]

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Address of New Owner	Send Tax Bills To:	Map & Parcel
Taylor Grice 411 Patterson Street Nashville, TN 37211	New Owner	133-01-0-370.00

WARRANTY DEED

FOR AND IN 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,

Kelsey Williams, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Taylor Grice, 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:

Land in Davidson County, Tennessee, being Lot No. 94, as shown on the map entitled Patterson's Subdivision of Maple Hill of record in Plat Book 332, Page 75, 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 the same property conveyed to Kelsey Williams, unmarried by Warranty deed from SCollins2 Properties, LLC, a Texas Limited Liability Company of record in Instrument No. 20180109-0002597 Register's Office for Davidson County, Tennessee, dated January 08, 2018 and recorded on January 09, 2018. (Value of consideration shown in aforementioned deed $236,000.00.)

Being also known as 411 Patterson Street Nashville, Tennessee 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 411 Patterson Street, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we so 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.

Dated this the 9th day of March, 2021.

Kelsey Williams

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kelsey Williams** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 9th day of March, 2021.

Notary Public
My Commission Expires:

Jonathan Paul Lucas, Esq
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires October 6, 2024