Karen Johnson Davidson County
Batch# 592262 **DEEDWARR**
03/15/2021 02:44:04 PM 2 pgs
Fees: $13.00 Taxes: $1,444.85

20210315-0034125

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $390,500.00.

Affiant

Subscribed and sworn to before me, this 9th day of March, 2021.

Notary Public

My commission expires: 1/3/23

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

STACY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map Parcel Number
Sidney Halma and Geri Halma	**Sidney Halma and Geri Halma**	**103-16-0B-016.00-CO**
4215 Harding Pike #205	4215 Harding Pike ~~426 W D Street~~ #205	
Nashville, TN 37205	~~Newton, NC 28658~~ Nashville TN 37205	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Walker Casey Reed, a ½ undivided interest and Debra Powell Reed, a ½ undivided interest as tenants in common without right of survivorship

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Sidney Halma and Geri Halma, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County Tennessee, being Unit No. 205 of Windsor Tower, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Plan of Record in Book 5200, Page 71 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Walker Casey Reed, a ½ undivided interest and Debra Powell Reed, a ½ undivided interest as tenants in common with right of survivorship by Special Warranty deed from Thomas A. Allen, in my capacity as Vice President of Regions Bank and Executor of the Estate of Mary Sue Cheek of record in Instrument No. 20140804-0069708 Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File #: 0-SB-1625-21-4215-205

SP 11/2015

The subject property was not the marital residence of the Grantor herein, and as such is not subject to any homestead interest as contemplated by T.C.A. 26-2-301, et seq., or other similar Tennessee law or statute.

This is improved property known as **4215 Harding Pike, Unit 205, Nashville, TN 37205.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.
2.
3. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

4. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 9th day of March, 2021.

Walker Casey Reed

Debra Powell Reed

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Walker Casey Reed and Debra Powell Reed, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

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

Notary Public
My Commission Expires: 8-10-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Lenders Title Company File No. 21-000090-528

SP 11/2015