RECORDING INFORMATION

Karen Johnson Davidson County
Batch# 607114 DEEDWARR
04/05/2021 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $518.00
20210405-0044468

STATE OF Tennessee)
COUNTY OF Williamson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $140,000.00.

Affiant

Sworn to and subscribed before me this 1 day of April, 2021.

Notary Public

My Commission Expires: _____

(SEAL)

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp 10/2/2023
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Luis Fernando Morales 1301 Neely's Bend Rd. Unit F-48 Madison, TN 37115	222 W. Diversey Pkwy #201 Chicago, IL 60614	052-16-0A-048.00-CO

This Indenture is made on the 1st day of April, 2021, by and between **BRADLEY L. TAYLOR and BARBARA L. TAYLOR, husband and wife** ("Grantor"), and **LUIS FERNANDO MORALES, single man** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Apartment Unit No. F-48 of Neely's Bend Condominium created under Title 64, Sections 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5483, Page 86, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements, appurtenant to said Unit and as set forth in Exhibit A-1 of said Master Deed, Reference is here made to the Plat of Neely's Bend Condominium of record in Book 5200, Page 200, 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 Bradley L. Taylor and Barbara L. Taylor, husband and wife, by General Warranty Deed from Try Properties, a Tennessee general partnership, of record in Instrument No. 20201001-0113315, in the Register's Office for Davidson County, Tennessee, dated September 28, 2020 and recorded on October 01, 2020.

This is improved property known as 1301 Neely's Bend Rd. Unit F-48, Madison, TN 37115.

This conveyance is being made subject to:

1. Any and all applicable zoning and setback requirements.
2. Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
3. All matters shown on the Plan of record in Plat Book 5483, Page 86, Register's Office for Davidson County, Tennessee.
4. The premises herein insured is a condominium apartment 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 Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Neely's Bend Condominium of record in Book 5483, Page 86, as amended in Book 6119, Page 322, Register's Office for Davidson County, Tennessee.

5. By-Laws for Neely's Bend Condominium Association, Inc. of record in Book 5483, Page 124, as amended by Instrument No. 20020705-0080848 and Instrument No. 20040527-0062519, in the Register's Office for Davidson County, Tennessee.
6. Charter for Neely's Bend Condominium Association, Inc. of record in Book 5476, Page 765, in the Register's Office for Davidson County, Tennessee.
7. Rules and Regulations of record in Book 8277, Page 314, in the Register's Office for Davidson County, Tennessee.
8. Utility Line Easement of record in Instrument Number 20040624-0075203, in the Register's Office for Davidson County, Tennessee.
9. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
10. Rights of others in and to the common areas and/or elements.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the date first written above.

GRANTOR:

4-1-21
Bradley L. Taylor

4-1-21
Barbara L. Taylor

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, BRADLEY L. TAYLOR and BARBARA L. TAYLOR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of April, 2021.

Notary Public

My Commission Expires: 2-28-2023

RYAN P. GARDNER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

202104050044468

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 12/15/2021