Karen Johnson Davidson County
Batch# 617102 DEEDWARR
04/16/2021 01:31:30 PM 3 pgs
Fees: $18.00 Taxes: $843.60
20210416-0051301



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $228,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of April, 2021.

Notary Public

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Kyle Dion	New owner	162-09-0B-068.00-CO
5600 Country Drive Apt 155		
Nashville, TN 37211		

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,

Bonnie M. Mayfield, unmarried

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

Kyle Dion, a single man

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

A certain condominium apartment in Davidson County. TN. described as Unit No. 155 of Hickory Valley Condominiums. Phase III, Revised. a Condominium, a Horizontal Property Regime, located on Country Drive. Nashville. TN. as shown on the plat of Hickory Valley Condominiums. Phase III. Revised. Condominium apartments. recorded in Book 5050. page 94 and Book 5200. page 110, said Register's Office. and described in a Master Deed recorded in Book 4918. page 116 as amended in Book 4958. page 346. said Register's Office. to which reference is hereby made. The easements. restrictive covenants. conditions and regulations imposed upon and relating to the apartments. property. co-owners and tenants of Hickory. Valley Condominiums. Phase III. Revised. Condominium Apartments contained in the Master Deed recorded in Book 4918. page 116 as amended in Book 4958. page 346, and By-Law appended thereto. Register's Office for Davidson County. TN. are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Bonnie M. Mayfield, unmarried by Warranty deed from Henry E. Nangle and wife Mary Margaret Nangle of record in Instrument No. 20050705-0076892 Register's Office for Davidson County, Tennessee, dated June 24, 2005 and recorded on July 05, 2005.

This is improved property known as **5600 Country Drive Apt 155, Nashville, TN 37211.**

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. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

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

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 15th day of April, 2021.

Bonnie M. Mayfield

Bonnie M. Mayfield

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Bonnie M. Mayfield, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 15th day of April, 2021.

Lisa K R Wagner

Notary Public
My Commission Expires: Sept. 21, 2024

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SolomonParks File No. 21-000088-529

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