WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $675,000.00.

Alexis Russell
Affiant

Subscribed and sworn to me this 4th day of May, 2021.

NOTARY PUBLIC

My Commission Expires: 11-24-2024

J. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 629955 DEEDWARR
05/06/2021 10:09:25 AM 2 pgs
Fees: $13.00 Taxes: $2,497.50

20210506-0060839

OKORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(Scott Weiss)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #34593

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Elizabeth Grace Bullard 310 Taylor Street Nashville, TN 37208	New Owner	082-09-0I-002.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Stephanie A. Moore, unmarried**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Elizabeth Grace Bullard, a single woman**, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Unit No. 2 on the Plan of Comer Grocery Condos Subdivision of record in Instrument No. 20050131-011267, 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 Stephanie A. Moore, unmarried, by Warranty Deed from Lawrence Bros., LLC, a Tennessee limited liability company of record on May 23, 2005 as Instrument No. 20050523-0058945, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2021 property taxes which have been prorated by the parties and assumed by the Grantee(s), and taxes or special assessments which are not shown as existing liens by the public records.
2. All Matters appearing on plan of record in Book 57, page 38, and Instrument No. 20040817-0099322 and attached as Exhibit "B" to the Master Deed of record in Instrument No. 20050131-0011367, Register's Office for Davidson County, Tennessee. Said plan shows an owner's certificate, certain notes, easements, and setback lines.
3. Master Deed and By-Laws of Corner Grocery Condos of record as Instrument No. 20050331-0011267, Register's Office for Davidson County, Tennessee.

4. Charter of Comer Grocery Condos Homeowners' Association, Inc., of record in Instrument No. 20050131-0011266, Register's Office for Davidson County, Tennessee.
5. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 310 Taylor Street, Nashville, TN 37208.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 my/our hand(s) this 4th day of May, 2021.

Stephanie A. Moore

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Stephanie A. Moore to me ~~known~~ (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal this 4th day of May, 2021.

NOTARY PUBLIC

My Commission Expires: 5/2/2022

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY