THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 Karen Johnson Davidson County Batch# 634848 **DEEDWARR** 05/12/2021 03:08:54 PM 2 pgs Fees: $13.00 Taxes: $1,017.50 20210512-0064261	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **275,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF May 2021 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexander Buchanan, Jr.	Regions Bank d/b/a Regions Mortgage	MAP
116 Harding Place	Dept 2520 P.O. Box 2153	PARCEL 130-01-0A-006.00-CO
Nashville, TN 37205	Birmingham, AL 35287-2520	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Caroline T. Reed, single**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alexander Buchanan, Jr.**

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:

Unit A-6, Belle Meade Terrace, 116 Harding Place, Nashville, TN, Davidson County, as of record in Plat Book 5200, Page 325, RODC
Land in Davidson County, Tennessee, being Unit No. A-6 on the Plan of Belle Meade Terrace Condominiums of record in Plat Book 5200, Page 326, in the Register's Office for Davidson County, togeher with an undivided interest in the common elements as described in Book 5730, Page 27, RODC as amended on Book 6015, Page 94, RODC.

Being the same property conveyed to Caroline T. Reed, single by Warranty deed from Belle Meade Terrace Associates, Ltd, a Tennessee Limited Partnership of record in Book 6783, page 790, Register's Office for Davidson County, Tennessee, dated February 07, 1986 and recorded on February 18, 1986.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **116 Harding Place, Nashville, TN 37205.**

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 do 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.

Witness ~~my hand~~(-) this the 11th day of May, 2021.

Caroline T. Reed by Susan Trabue Quaedvlieg, Attorney in Fact

Caroline T. Reed by Susan Trabue Quaedvlieg, Attorney-in-Fact

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 **Susan Trabue Quaedvlieg** 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 on behalf of **Caroline T. Reed**, as her Attorney in Fact, as the free act and deed of the within named **Caroline T. Reed**.

Witness my hand and official seal this the 11 day of May, 2021

My Commission expires Jan 8, 2022

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE