Karen Johnson Davidson County
Batch# 639023 DEEDWARR
05/18/2021 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $653.05
20210518-0067269

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $176,500.00 Affiant Subscribed and sworn to before me, this 17 day of May, 2021. Notary Public My Commission Expires:

MARGARET PHILPOTT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

WARRANTY DEED

Address New Owner: Lindsey Morgan 4007A Indiana Ave. Nashville TN 37209	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 162-09-0A-029.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **AMY GRAY AND DAVID R. GRAY, WIFE AND HUSBAND** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **LINDSEY MORGAN, UNMARRIED** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 29, on the Horizontal Property Regime for Hickory Valley Condominiums Phase 2, as shown on the Plat of record in Plat Book 4460, page 133, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to AMY GRAY AND DAVID R. GRAY, WIFE AND HUSBAND, by deed from CHRISTINA TOPPER FKA CHRISTINA M. JONES, of record in Instrument No. 20151229-0130783, dated December 15, 2015, said Register's Office.

This is improved property commonly known as: **5510 Country Drive, Nashville, TN 37211**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 14th day of _____, 2021.

AMY GRAY

DAVID R. GRAY

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **AMY GRAY AND DAVID R. GRAY,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 14th day of May, 2021.

Notary Public
My Commission Expires: _____

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

True Copy Certification

I, Margaret Philpott, 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 Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public

My Commission Expires: 05-09-23