319

WARRANTY DEED

Karen Johnson Davidson County
Batch# 651989 DEEDWARR
06/08/2021 01:08:51 PM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20210608-0076812

R-SB-FC-21-1900-319

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/22 (AFFIX SEAL)

LYDIA H. WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 9, 2022

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brannan Brooks Griffin	FIRST HORIZON BANK	
(NAME)	(NAME)	105-09-1H-042.00-CO
1900 12th Avenue S, #319	165 MADISON AVE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	MEMPHIS, TN 38103	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PATRICK WILSON AND SHAWNA WILSON, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRANNAN BROOKS GRIFFIN, A SINGLE MAN**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 319 on the Plan of The Chelsea Condominiums as shown on Exhibit C of the Master Deed of The Chelsea Condominiums of record in Plat at Instrument No. 20181119-0113627, amended in Instrument Number 20181128-0116220 and 20190226-0017434, 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 Patrick Wilson and Shawna Wilson, husband and wife by Warranty deed from Mainland Belmont, LLC a Tennessee limited liability company of record in Instrument No. 20190605-0053946 Register's Office for Davidson County, Tennessee, dated May 31, 2019 and recorded on June 05, 2019.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record in Plat Book 4175, Page 50, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of The Chelsea Condominiums of record in Instrument Number 20181119-0113627, amended in Instrument No. 20181128-0116220, and second amendment recorded in Instrument No. 20190226-0017434, Register's Office for Davidson County, Tennessee.
- Charter of The Chelsea Condominium Association, Inc. of record in Instrument Number 20181119-0113921 and in Instrument No. 20181121-0114809, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20180207-0012292, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Street Right-of-Way and Pedestrian Access Easement of record in Instrument Number 20151216-0126629, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20150723-0072512, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1900 12th Avenue S, #319, Nashville, Tennessee 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 4th DAY OF JUNE, 2021.

Patrick Wilson

Shawna Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICK WILSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of June, 2021.

Notary Public
My Commission Expires: 5-5-25
(SEAL)

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHAWNA WILSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of June, 2021.

Notary Public
My Commission Expires: 5-5-25
(SEAL)

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212