WARRANTY DEED

Karen Johnson Davidson County
Batch# 655263 **DEEDWARR**
06/11/2021 11:57:31 AM 2 pgs
Fees: $13.00 Taxes: $1,766.75

20210611-0078996

W-SB-LTN-21-933

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $477,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/8/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
James C. Reilly and Ruby C. Elliott	**Guaranteed Rate, Inc.**	
(NAME)	(NAME)	
933 West Ave	**3940 N. Ravenswood Avenue**	**072-13-0M-001.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Chicago, IL 60613**	
(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, **KELLY LYNNE ROACH, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES C. REILLY, UNMARRIED, AND RUBY C. ELLIOTT, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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 933, of the 933 and 935 West Avenue Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 933 and 935 West Avenue Townhomes, a horizontal property regime with private elements and no general common elements of record in Instrument Number 20150917-0094294, 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 Kelly Lynn Roach, Unmarried by Warranty Deed from Legacy Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170615-0060195 Register's Office for Davidson County, Tennessee, dated June 6, 2017 and recorded on June 15, 2017. The said Kelly Lynn Roach also being known as Kelly Lynne Roach.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- All matters shown on the Plan of record in Plat Book 1424, Page 96, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20150917-0094294, Register's Office for Davidson County, Tennessee.
- Charter of 933 and 935 West Avenue HOA of record in Instrument Number 20150922-0096100, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1716, Page 453, 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: **933 West Ave, Nashville, Tennessee 37206**.

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 whomscever. 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 8th DAY OF JUNE, 2021.

Kelly Lynne Roach

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELLY LYNNE ROACH, 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 8th of June, 2021.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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