Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Affiant

WARRANTY DEED

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES:

Karen Johnson Davidson County
Batch# 663077 DEEDWARR
06/23/2021 11:04:49 AM 2 pgs
Fees: $13.00 Taxes: $1,702.00

20210623-0084780

Y-SB-CT-21-202

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:	
Rachael Ann Holman	**NEW OWNER**	
(NAME)	(NAME)	**119-10-0B-031.00-CO**
202 Thompson Park Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 PALEY, AN UNMARRIED WOMAN, AND RAYMOND B. PALEY, A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RACHAEL ANN HOLMAN, UNMARRIED WOMAN,** 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 31, 100 Thompson, as shown in the Declaration of Covenants, Conditions and Restrictions for 100 Thompson, a Horizontal Property Regime of record in Instrument No. 20180207-0012545, as amended by First Amendment of record in Instrument No. 20180412-0034489, and as Amended and Restated of record in Instrument No. 20181207-0119643 of record in Instrument Number , 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 a part of the same property conveyed to 100 Thompson, LLC by Warranty deed from Phillip D. Livingston, an unmarried man of record in Instrument No. 20160405-0032632 Register's Office for Davidson County, Tennessee, dated March 31, 2016 and recorded on April 5, 2016 and by Warranty deed from Tom R. Smith, unmarried of record in Instrument No. 20160405-0032631 Register's Office for Davidson County, Tennessee, dated March 31, 2016 and recorded on April 5, 2016. Also See Quitclaim Deed for Combining Property into one Map and Parcel Number of record in Instrument No. 20171107-0114433 and Deed of Correction of record in Instrument No. 20171114-0116887, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kelly Paley, Unmarried and Raymond B. Paley, Married by Warranty deed from 100 Thompson, LLC of record in Instrument No. 201905210048098 Register's Office for Davidson County, Tennessee, dated May 17, 2019 and recorded on May 21, 2019.

Subject property having never been Raymond B. Paley's primary or marital residence.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180207-0012545, amended By Instrument No.20180412-0034489 and Instrument No. 20181207-0119643, Instrument No. 20180412-0034489 and Instrument No.20181207-0119643, Instrument No. 20190416-0034865, Instrument No. 20190416-0034867 and in Instrument No. 20200114-0004976, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20180125-0008084, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right of Way of record in Instrument Number 20171117-0118389, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20170720-0073444, 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: **202 Thompson Park Drive, Nashville, Tennessee 37211**.

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 22nd DAY OF JUNE, 2021.

Kelly Paley

Raymond B. Paley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELLY PALEY, 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 22nd of June, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAYMOND B. PALEY, 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 22nd of June, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

