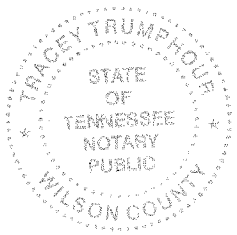
Karen Johnson Davidson County
Batch# 664941 DEEDWARR
06/25/2021 10:03:30 AM 3 pgs
Fees: $18.00 Taxes: $850.63
20210625-0086325

34817-5

WARRANTY DEED



State of Tennessee
County of ~~Davidson~~ Wilson

The actual consideration or value, whichever is greater, for this transfer is **$229,900.00**.

Affiant

Subscribed and sworn to before me, this the **24th** day of **June, 2021.**

Notary Public

My commission expires: 3.8.25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Elizabeth C. Johnson	**FirstBank**	**142-07-0-A-114.00**
114 Westerly Dr	**722 Columbia Ave**	
Nashville, TN 37221	**Franklin, TN 37064**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Reagan Real Properties, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Elizabeth C. Johnson, an unmarried woman

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:

LAND in Davidson County, Tennessee, being Unit 114 of Willow Pointe Condominiums operated under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6772, Page 257, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Willow Pointe Condominiums set forth as Exhibit "A" of said Master Deed, for more complete identification and description of such unit.

BEING the same property conveyed to Mark B. Reagan, a single person by Deed dated January 10, 1996 from Tony Vanbrackle, married, of record in Book 9919, page 488, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Reagan Real Properties, LLC, by Quitclaim Deed, dated March 2, 2004 from Mark B. Reagan, of record in Instrument No. 20040303-0024162, said Register's Office.

THE conveyance of the above described parcel of land is subject to the following:

1. **The Plan as shown on Exhibit "A" of the Master Deed, of record in Book 6772, Page 257, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2. **All conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Willow Pointe Condominiums, of record in Book 6772, page 257, amended in Book 8867, page 283 and Instrument No. 20120911-0087729, By-Laws appended thereto in Book 6772, page 297, said Register's Office.**

3. **Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, water mains & appurtenances, of record in Instrument No. 20120911-0082239, Register's Office for Davidson County, Tennessee.**

4. **Declaration of Land Use Restriction for Low-Income Housing Tax Credits, of record in Book 10389, page 832, said Register's Office.**

5. **Charter of Willow Pointe Homeowners' Association, of record in Book 6777, page 625, said Register's Office.**

6. **Taxes for the current year, which have been prorated and assumed by Grantee(s) and subsequent years not yet due and payable.**

This is improved property, known as **114 Westerly Dr, Nashville, TN 37221**

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 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/our hand(s) this **24th** day of **June, 2021.**

Reagan Real Properties, LLC, a Tennessee limited liability company

By: AUTHORIZED SIGNATORY
Andrew Wood, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Andrew Wood, Authorized Signatory** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Authorized Signatory** of **Reagan Real Properties, LLC**, the within named bargainor, a Tennessee limited liability company, and that s/he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Andrew Wood** as **Authorized Signatory.**

Witness my hand, at office at Nashville, Tennessee, this **24th** day of **June, 2021.**

Notary Public

JEFFREY LEE BROTHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/3/24

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 24, 2021.

Tracey Trumphour
Affiant
Date: 6-24-21

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 24 day of June, 2021

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY