WARRANTY DEED

Karen Johnson Davidson County
Batch# 672385 **DEEDWARR**
07/07/2021 02:07:06 PM 2 pgs
Fees: $13.00 Taxes: $684.50

20210707-0091448

DM-SB-AR-21-207

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/7/23 (AFFIX SEAL)

MEGAN PAULUS 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)
Sarah L Wang	**Guaranty Home Mortgage Corporation**	
(NAME) **207 Summit Ridge Dr**	(NAME) **316 Robert Rose Drive**	**131 05 0B 207.00**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) **Murfreesboro, TN 37129**	
(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, **SAM CLINTON PAYNE**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SARAH L WANG, A SINGLE PERSON**, 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. 207, together with the appurtenant interest on the Plan of Four Seasons Condominium, horizontal property regime established by Master Deed of record in Book 6841, Page 349, amended in Book 6847, Page 122, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" in the aforementioned Master Deed and being located upon Tract No. 1 on the Plan of Clark Gower Property of record in Book 5050, Page 30, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sam Clinton Payne, by Warranty Deed from Grant Lehman and wife, Elizabeth Lehman, of recorded in Instrument No. 20130701-0067605, in the Register's Office of Davidson County, Tennessee, dated June 26, 2013 and recorded on July 1, 2013.

This conveyance is subject to:

- County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of One Lot Subdivision Clark Gower Property, as recorded in Plat Book 5050, Page(s) 30.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Four Seasons Condominium of record in Book 6841, Page 349, as amended by instrument(s) of record in Book 6847, Page 122; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
- Easement recorded in Book 6869, Page 162 re-recorded in Book 6870, Page 966; Book 7776, Page 899 and Instrument No. 20010912-0099679.
- Easement for Comcast of Nashville I, LLC, recorded in Instrument No. 20120521-0043888.
- Engineering Report recorded in Book 6847, Page 125.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **207 Summit Ridge Dr, Nashville, Tennessee 37215**.

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 30th DAY OF JUNE, 2021.

Sam Clinton Payne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAM CLINTON PAYNE, 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 30th of June, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
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Nashville, TN 37212