PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075

Karen Johnson Davidson County
Batch# 694463 DEEDWARR
08/11/2021 11:29:01 AM 2 pgs
Fees: $13.00 Taxes: $588.30
20210811-0108335

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
2021-1339

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTY NINE THOUSAND AND 00/100 DOLLARS ($159,000.00) cash in hand paid, the receipt of which is hereby acknowledged, WALKER CASEY REED, A MARRIED PERSON ("the Grantor") have this day bargained and sold, and by these presents do transfer and convey unto TOR ALI DIXON, an unmarried man, his successors, heirs and assigns ("the Grantee"), a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being a condominium unit as Unit 143, Building 12 and Garage Number 1 on the Plan of Peppertree, Creekside Meadows Condominiums, as of record in Book 4675, pages 128, 129 & 130, Register's Office for Davidson County, Tennessee, together with the undivided interest in the common elements appurtenant therein, as described in the Master Deed and Bylaws, of record in Book 4834, page 257, as amended in Book 4984, page 174, Book 5045, page 800, Book 5086, page 80, Book 6237, page 644, Book 6535, pages 723 and 724 and Book 7610, page 973, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of such unit.

Being the same property conveyed to W. Casey Reed by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., dated March 7, 2005, of record at Instrument No. 20050307-0024974, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Walker Casey Reed by deed from Stephanie Marie Moulton Reed dated July 15, 2011, and of record in Instrument No. 20111109-0087752, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:

1. All matters shown on plat of record in Book 4675, Pages 128-130, in the Register's Office of Davidson County, Tennessee.

2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided by applicable condominium law or the Master Deed Establishing Horizontal Property Regime "Peppertree", Creekside Meadows Condominiums recorded in Book 4834, Page 257, and amended in Book 4984, Page 174, Book 5045, Page 800, Book 5086, Page 80, Book 6535, Page 723, and Book 7610, Page 973, and Appointment of Successor Trustee of record in Instrument No. 20191009-0103592, and By-Laws for the Administration of Creekside Meadows Association, Inc., of record in Book 4834, Page 297, and amended in Book 6237, Page 644, and Charter of Creekside Meadows Association, Inc., of record in Book 4836, Page 610, all in the Register's Office of Davidson County, Tennessee.

3. Grant of Easement in favor of Comcast of Nashville I, LLC of record in Instrument No. 20140902-0079894, in the Register's Office of Davidson County, Tennessee.

4. Rights of tenants in possession, as tenants only, under unrecorded leases, if any.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantee, and the Grantee's successors, heirs and assigns, forever. And the Grantor covenant with the Grantee, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered, with the exception of real

property taxes for the tax year 2021 and as otherwise set forth herein. And the Grantor further covenant and bind the Grantor's successors, heirs and assigns, to warrant and forever defend the title to said land to the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

Grantor further certifies that the property being conveyed herein is investment property, and warrants that the above described property is not, nor has it ever been, the principal place of residence of Grantor or any spouse of Grantor.

IN WITNESS WHEREOF, the Grantor have caused this Warranty Deed to be executed on the 9th day of August, 2021.

W. Casey Reed

WALKER CASEY REED

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me personally appeared WALKER CASEY REED, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

WITNESS MY HAND and official seal at office in said County this 9th day of August, 2021.

NOTARY PUBLIC

JORDAN B. OSBORN NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXPIRES 10/19/2024 COUNTY OF DICKSON

My commission expires:_____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $159,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

W. Casey Reed

AFFIANT

Sworn to and subscribed before me this 9th day of August, 2021.

NOTARY PUBLIC

JORDAN B. OSBORN NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXPIRES 10/19/2024 COUNTY OF DICKSON

My commission expires:_____

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Map & Parcel No: 142 06 0A 143.00

ADDRESS OF NEW OWNERS:
TOR ALI DIXON
810 Bellevue Road, #143
Nashville, TN 37221

SEND TAX BILLS TO:
Atlantic Bay Mortgage Group, LLC
600 Lynnhaven Pkwy, Ste 203
Virginia Beach, VA 23456