THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
2021-1337

Karen Johnson Davidson County
Batch# 702322 **DEEDWARR**
08/23/2021 09:16:27 AM 2 pgs
Fees: $13.00 Taxes: $684.50
20210823-0113310

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED EIGHTY FIVE THOUSAND AND 00/100 DOLLARS ($185,000.00) cash in hand paid, the receipt of which is hereby acknowledged, WALKER CASEY REED (ALSO KNOWN AS W. CASEY REED), A MARRIED MAN ("the Grantor") has this day bargained and sold, and by these presents do transfer and convey unto TYLER R. POWELL, 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 Unit No. 108, as shown on the plan of Belle Meade Highlands Condominiums, a Horizontal Property Regime, filed as Exhibit A-2 to and established by the Master Deed of record in Book 7091, Page 302 and amended in Instrument 200804240042111, Register's Office for Davidson County. Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to W. Casey Reed by deed from Michelle C. Selig, unmarried, dated June 18, 2012, and of record in Instrument No. 20120627-0056212, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided by applicable condominium law or the Master Deed Establishing Belle Meade Highlands Condominium and Bylaws for Belle Meade Highlands Condominium and Belle Meade Condominium Association, Inc. recorded in Book 7091, Page 302, and amended in Instrument No. 20080424-004211, and Instrument No. 20071025-0126213, and Appointments of Successor Trustee of record in Instrument No. 20150520-0046371 and Instrument No. 201501818-0083106, all in the Register's Office of Davidson County, Tennessee.

2. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage in favor of Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4816, Page 427, as corrected in Book 4881, Page 710, both in the Register's Office of Davidson County, Tennessee.

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; has 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, Grantor has caused this Warranty Deed to be executed on the 19th 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 19th day of August, 2021.

NOTARY PUBLIC

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 04-23-2025
DICKSON COUNTY

My commission expires: April 23, 2025

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $185,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Tyler R Powell

AFFIANT

Sworn to and subscribed before me this 19th day of August, 2021.

NOTARY PUBLIC

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 04-23-2025
DICKSON COUNTY

My commission expires: April 23, 2025

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Map & Parcel No: 129-15-0A-108-00

ADDRESS OF NEW OWNERS
AND SEND TAX BILLS TO:
TYLER R. POWELL
4505 Harding Pike Apt 33W
Nashville, TN 37205