THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210736357

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $378,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of September, 2021.

Notary Public
My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 719148 **DEEDWARR**
09/17/2021 11:12:13 AM 2 pgs
Fees: $13.00 Taxes: $1,398.60

20210917-0125212

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Steve Conley and Wesley Conley 1220 Ethridge Lane Union, City, TN 38261	New Owner	Tax Parcel ID No. 116-03-0F-026.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jonathan Wike, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Steve Conley and Wesley Conley** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 226 on the Plan of Westchase Condominiums, Phase I, of record in Book 5200, page 578, Register's Office for said County, which Plan and record thereof are incorporated herein and made a part hereof by reference, together with the said apartment's appurtenant undivided interest in the general and limited common elements of the Condominium Master Deed of record in Book 6097, page 266, amended in Book 6112, page 677 and Book 6341, page 380, said Register's Office.

Being the same property conveyed to JONATHAN WIKE, by deed from JUDY G. WAHL, TRUSTEE OF THE MICHAEL KEITH WAHL IRREVOCABLE TRUST DATED APRIL 16, 1993, of record in Instrument No. 20180605-0054038 , dated May 30, 2018 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 116-03-0F-026.00 CO.

Matters shown on the Plan of record in Plat Book 5200, page 578, said Register's Office.

Master Deed of record in Book 6097, page 266, amended in Book 6112, page 677 and Book 6341, page 380, said Register's Office.

Grant of Easement of record in Instrument No. 20100219-0012994, said Register's Office.

This is improved property located at 226 Westchase Drive Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of September, 2021.

Jonathan Wike

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jonathan Wike, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of September, 2021.

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022