21-4066

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

Karen Johnson Davidson County
Batch# 720944 **DEEDWARR**
09/21/2021 02:07:26 PM 2 pgs
Fees: $13.00 Taxes: $662.30

20210921-0126802

DM-SD-21-702-A2

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/30/24
(AFFIX SEAL)

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)
Donna R. Floyd	Finance of America Mortgage	
(NAME)	(NAME)	**161 05 0A 004.00**
702 Ashlawn Place, Unit A-2	1 WEST ELM STREET, 1st FLOOR	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	CONSHOHOCKEN, PA 19428	
(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, **BENNY ABRAHAM AND CAROLINE GRINHAM, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DONNA R. FLOYD, AN UNMARRIED 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. A-2 as shown on Exhibit A-2 of the Master Deed establishing Ashlawn Place Condominiums, of record in Book 6607, Page 596 and amendment recorded in Book 7168, Page 550, Register's Office for Davidson County, Tennessee, together with an individual percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed.

Being the same property conveyed to Benny Abraham, Married, by Quitclaim Deed from P.K. Abraham, Married of record in Instrument No. 20210816-0110439, in the Register's Office of Davidson County, Tennessee, dated July 21, 2021 and recorded August 16, 2021. Caroline Grinham, spouse of Benny Abraham, hereby joins in this conveyance and does transfer and convey any and all marital interest Caroline Grinham may have in and to the above-described tract or parcel of land.

Being the same property conveyed to P. K. Abraham married, and Benny Abraham unmarried, by Warranty Deed from Cindy L. Mabe, unmarried, of record in Instrument No. 20040727-0089448, in the Register's Office of Davidson County, Tennessee, dated July 23, 2004 and recorded on July 27, 2004.

This conveyance is subject to:
• Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

• Property taxes for the year 2021, a lien not yet due and payable
• Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Ashlawn Place Condominiums of record in Book 6607, Page 596, as amended by instrument(s) of record in Book 7168, Page 550; 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 for Sanitary Sewer, recorded in Book 4786, Page 520.

• Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances, recorded in Book 6416, Page 871.

• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **702 Ashlawn Place, Unit A-2, Nashville, Tennessee 37211**.

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 10 DAY OF SEPTEMBER, 2021.

Benny Abraham by Caroline Grinham by Adam Jefferson as Attorney-in-Fact

Benny Abraham by Adam Jefferson as Attorney-in-Fact

Caroline Grinham by Adam Jefferson as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM JEFFERSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BENNY ABRAHAM AND CAROLINE GRINHAM, and who acknowledged he/she/they executed the same as the free act and deed of the said BENNY ABRAHAM AND CAROLINE GRINHAM.

Witness my hand and official seal this the 10th of September, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212