WARRANTY DEED

Karen Johnson Davidson County
Batch# 734010 DEEDWARR
10/12/2021 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20211012-0136820

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF OCTOBER, 2021

Notary Public

MY COMMISSION EXPIRES: .
7-17-22

(AFFIX SEAL)

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

MST 2021-1798

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rory Lithgow and Angela Lithgow	Rory Lithgow	
(NAME) 207 46th Avenue North	(NAME) 4407 Colorado Ave.	103-04-0J-002.00-CO
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Brett W. Banes,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rory Lithgow and Angela Lithgow,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Parcel "B" as shown on the Plan of West 46th Place Townhouses, as established by Master Deed of West 46th Place Townhouses, of record as Instrument number 20081222-0122012, Register's Office for Davidson County, Tennessee. Reference is made to "EXHIBIT A" appended to the said Master Deed showing the placement of Parcel "B" and the Private Elements appurtenant to said Parcel "B". The By-Laws of West 46th Place Townhouses Homeowners Association is appended to the said Master Deed.

Being the same property conveyed to Brett W. Banes by Warranty deed from Jeff Estepp, LLC of record in Instrument No. 20090306-0020082 Register's Office for Davidson County, Tennessee, dated February 25, 2009 and recorded on March 06, 2009. (Value of consideration shown in aforementioned deed $187,500.00.) Being also known as 207 46th Avenue North Parcel "B" Nashville, Tennessee 37209.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2021, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 57, Page 103 and Book 332, Page 104, Register's Office for Davidson County, Tennessee. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of West 46th Place Townhomes of record in Instrument Number 20081222-0122012, Register's Office for Davidson County, Tennessee. Charter of record in Instrument Number 20081222-0122013, in the Register's Office for Davidson County, Tennessee.

This property, known as 207 46th Avenue North, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 7th DAY OF OCTOBER, 2021.

Brett W. Banes by Yvette Meldrum, as Attorney-in-Fact

Brett W. Banes by Yvette Meldrum, as Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Yvette Meldrum, Attorney-in-Fact for Brett W. Banes, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Brett W. Banes, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office.

Witness my hand and official seal, this the 7th day of October, 2021.

Notary Public

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

(SEAL)

Certificate of Authenticity
for Electronically Filed Document

I, Betsy Turnage, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10-7-21 (date of document).

Date: 10-8-21

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 8th day of October, 20 21.

Notary's Signature

MY COMMISSION EXPIRES: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON