WARRANTY DEED

Karen Johnson Davidson County
Batch# 747360 DEEDWARR
11/01/2021 01:55:42 PM 2 pgs
Fees: $13.00 Taxes: $1,816.70

20211101-0146084

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$491,000.00.**

Affiant

Subscribed and sworn to before me, this the 24 day of Oct, 2021.

Notary Public

My commission expires: _____
(AFFIX SEAL)

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-06-2024

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jennifer Mason	new owner	**Map 090-08-0-G Parcel 001.00co**
718 Croley Drive		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Walter Beale, IV and Alison B. Beale, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jennifer Mason, a single woman

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 Unit No. 722-A as shown on the plan of Declaration Establishing Croley Drive, a Townhouse, Planned Unit Development (Horizontal Property Regime with Private Elements), created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration Establishing Croley Drive, a Townhouse, Planned Unit Development (Horizontal Property Regime with Private Elements) of record in Instrument No. 20160225-0018079, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of record, as set out on the Plot Plan to the Declaration Establishing Croley Drive, a Townhouse, Planned Unit Development (Horizontal Property Regime with Private Elements), of record in Instrument No. 20160225-0018079, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Walter Beale, IV and Alison B. Beale, husband and wife, by Deed dated August 8, 2016 from Moore Homes LLC, a Tennessee limited liability company, of record in Instrument No. 20160810-0083106, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record as set out on the Plot Plan to the Declaration Establishing Croley Drive, a Townhouse, Planned Unit Development (Horizontal Property Regime with Private Elements) as shown in Instrument No. 20160225-0018079, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4147, Page 894, Register's Office for Davidson County, Tennessee. 3) Declaration Establishing Croley Drive, a Townhouse, Planned Unit Development (Horizontal Property Regime with Private Elements), of record in Instrument No. 20160225-0018079, Register's Office for Davidson County, Tennessee. 4) All matters shown on the Plan of record in Plat Book 332, Page 2, and Instrument No. 20151112-0115037, said Register's Office. 5) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **718 Croley Drive, Nashville, TN 37209**

Return to:
[illegible] Title and Escrow, LLC
[illegible]212 21st Avenue South
[illegible]shville, TN 37212
G-WRES-21-718

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 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 28 day of October, 2021.

Walter Beale IV

Walter Beale, IV

Alison B Beale

Alison B. Beale

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Walter Beale, IV and Alison B. Beale,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28 day of October, 2021.

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24