WARRANTY DEED

Karen Johnson Davidson County
Batch# 753929 DEEDWARR
11/12/2021 12:18:14 PM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20211112-0150871

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00 .

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

PAM McBROOM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
The Closing Company Title & Escrow LLC
8005 Church Street E, Ste 219
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Catherine Gail Tanner	**Same as Owner**	**142-07-0C-017.00CO**
(NAME)	(NAME)	
404 Bradford Green, Unit 17		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, I, **JAMES L. MATHEWS, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CATHERINE GALE TANNER, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, 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. 17 on the Plan of Ashley Green, a Horizontal Property Regime, as shown on Exhibit "C" of the Master Deed establishing a Horizontal Property Regime of Ashley Green, a Condominium Development established pursuant to the provisions of The Tennessee Horizontal Property Regime Act as the same is set out in Tennessee Code Annotated Section 66-27-101, et seq., of record in Book 7184, page 44, corrected in Book 7467, page 279, amended in Book 7482, page 312 and Instrument No. 20111101-0084880, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description, The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Ashley Green, a Horizontal Property Regime contained in said Master Deed and By-Laws appended thereto as Exhibit "B", and plat appended thereto as Exhibit "C", are incorporated herein by reference and made a part hereof the same as though copied herein, together with the undivided percentage interest in the Common Elements appurtenant to said unit as for forth in said Master Deed.

Being the same property conveyed to James L. Mathews, unmarried by Warranty Deed from Carol Ann Jones, unmarried, dated November 10, 2015 and recorded November 12, 2015 of record in Instrument No. 20151112-0115000, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **404 Bradford Green, Unit 17** (House Number) (Street) **Nashville, TN** (City or Town) **37221** (Postal Zip)

This conveyance is made subject to any conditions, easements or other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2021 real property taxes have been paid, prorated and assumed by the buyer; (b) all matters appearing on the plan of record in Plat Book 6900, page 978 and "Exhibit C" Book 7184, page 44 and Book 7467, page 279, said Register's Office; (c) Restrictions of record in Book 7184, page 44, Book 7467, page 279, Book 7482, page 312 and Instrument No. 20111101-0084880, said Register's Office; (d) By-Laws of record as "Exhibit B" in Book 7184, page 71, said Register's Office.

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 hand this 10th day of November 2021.

James L. Mathews

James L. Mathews

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County, James L. Mathews, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 10th day of November 2021.

Commission expires: 7/9/22

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAV...

Pam McBroom

Notary Public