Karen Johnson Davidson County
Batch# 755299 DEEDWARR
11/16/2021 08:10:30 AM 4 pgs
Fees: $23.00 Taxes: $702.63
20211116-0152070

PREPARED BY (AND RETURN TO):

Ivey Title LLC

Attorneys at Law
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 62130
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jesse Keller Alta Keller 500 Paragon Mills Road # G 3 Nashville, TN 37211	New Owner

TAX MAP PARCEL NUMBERS: 133100A04300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$189,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Walker Casey Reed, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jesse Keller and Alta Keller, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County,Tennessee, being Unit G-3 of Canterbury Hall Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Proeprty Act, as shown on the Plan of record in Book 5200, page 159, Register's Office for said County, to which source reference is herby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Capital Journey, LLC by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee, and recorded on April 16, 2009, of record in Inst. No. 20090416-0034550, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated April 15, 2009, recorded April 16, 2009, of record in Inst. No. 20090415-0034551, said Register's Office, subject property was conveyed to W. Casey Reed. By Quitclaim Deed dated July 15, 2011, recorded November 9, 2011, of record in Inst No. 20111109-0087750, said Register's Office, Stephanie Marie Morton Reed conveyed her interest in subject proeprty to Walker Casey Reed, in accordance with the terms and conditions of a Marital Dissolution Agreement in Docket No. 9D3300. Subject property is not now, nor has never been the marital residence of the Grantor.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, page 159, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; The

provisions of the condominium Master Deed of record in Book 5440, page 255, amended in Book 5441, page 819, Book 5865, page 101, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Charter of Canterbury Hall Homeowners Association of record in Book 5446, page 152, said Register's Office; Easement to Comcast of Nashville I, LLC, of record in Inst. No. 20090615-0055410, Inst. No. 20140924-0087652 and Inst. No. 201901180005331, said Register's Office.

This is improved property, known as 500 Paragon Mills Road, # G 3, Nashville, TN 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 7th day of October, 2021.

Walker Casey Reed

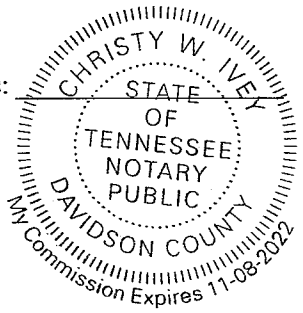
Walker Casey Reed

State of Tennessee

County of Davidson

On this 7th day of October, 2021, before me the undersigned authority, personally appeared Walker Casey Reed, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:



Notary

State of Tennessee

County of Davidson

AFFIDAVIT

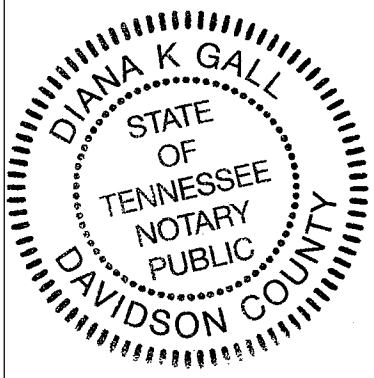
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $189,900.00.

Affiant

Sworn and subscribed before me this 7th day of October, 2021.

Notary

My Commission Expires: 9-6-22



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 10/19/21.

Affiant Signature

10/22/21

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 22 day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY