Karen Johnson Davidson County
Batch# 779041 DEEDWARR
12/22/2021 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,048.95
20211222-0169512

WARRANTY DEED

ELISSA SCHMIDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

JM-KW-21-2120

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $283,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 9/8/2025 (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)
Ashley Nicole McCray	**NEW OWNER**	
(NAME) **2120 Lebanon Pike Unit #119**	(NAME) 2120 Lebanon Pike Unit 119	095-05-0B-039.00-CO
(ADDRESS) **Nashville, TN 37210**	(ADDRESS) Nashville, TN 37210	
(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, **MICHELE STAYTON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ASHLEY NICOLE MCCRAY, AN UNMARRIED WOMAN,** 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 119, Easthaven Townhomes, Phase I, as shown in Declaration and Covenants, Conditions and Restrictions of record in Instrument No. 20010806-0083543, amended at Instrument Nos. 20020709-0082357, 20030425-0055753, 20031007-0147961 and 20040419-0043570, in the Register' s Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michele Stayton, unmarried by Warranty deed from Adam Law a Single man and Michael J. Willis a single man as Joint Tenants with the rights of Surviorship of record in Instrument No. 20131003-0104172 Register's Office for Davidson County, Tennessee, dated September 30, 2013 and recorded on October 3, 2013.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Declaration and Covenants, Conditions and Restrictions establishing the Easthaven Townhomes, a Planned Unit Development, with By-Laws appended thereto, of record in Instrument No. 20010806-0083543, as amended in Instrument No. 20020709-0082357, Instrument No. 20030425-0055753, Instrument No. 20031007-0147961 and Instrument No. 20040419-0043570, Register's Office for Davidson County, Tennessee.
- Charter for Easthaven Townhomes Owner's Association, Inc. of record in Instrument No. 20010806-0083542, as amended in Instrument No. 20020709-0082356, in the Register's Office for Davidson County, Tennessee.
- Plan attached as Exhibit A-2 to the Declaration and Covenants, Conditions and Restrictions establishing the Easthaven Townhomes, a Planned Unit Development, of record in Instrument No. 20010806-0083543, as amended in Instrument No. 20020709-0082357, Instrument No. 20030425-0055753, Instrument No. 20031007-0147961 and Instrument No. 20040419-0043570, Register's Office for Davidson County, Tennessee.
- Deeds of Conveyance to HOA of record in Instrument No. 20020709-0082358, re-recorded in Instrument No. 20020710-0083021, Register's Office for Davidson County, Tennessee.
- Grant of Transmission Line Easement(s) of record in Book 1163, Page 638, and Book 1207, Page 513, in the Register's Office for Davidson County, Tennessee.
- Deed of Easement for use of roadways and parking areas of record in Instrument No. 20031007-0147962, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances of record in Instrument No. 20040319-0031672, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2120 Lebanon Pike Unit #119, Nashville, Tennessee 37210**.

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 17th DAY OF DECEMBER, 2021.

Michele Stayton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHELE STAYTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of December, 2021.

Notary Public
My Commission Expires: 5/5/25
(SEAL)



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

Certificate of Authenticity

I, Cari Allen, 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 12-17-21.

Cari Allen

Affiant Signature

12-17-21

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17th day of December, 2021.

Jacqueline G Brown

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 3-8-22