WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$620,000.00.**

Affiant

Subscribed and sworn to before me, this the 29th day of December, 2021.

Notary Public

My commission expires: 6-24-2023

(AFFIX SEAL)

April G. Nichols
State of Tennessee Notary Public
Williamson County

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
Jonathan Workman	New owner	**103-02-4B-00100CO**
179A Rural Ave		
Nashville, TN 37209		

Karen Johnson Davidson County
Batch# 781850 **DEEDWARR**
12/30/2021 11:29:23 AM 2 pgs
Fees: $13.00 Taxes: $2,294.00

20211230-0171813

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,

Alan Taylor and Roxane Taylor, a married couple

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

Jonathan Workman, an unmarried man

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 179A of 179 Rural Avenue, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee and described in in a Master Deed Establishing Horizontal Property Regime for 179 Rural Avenue, of record in Instrument No. 20191014-01104749, Register's Office for Davidson County, Tennessee, to which reference is hereby made, The Easements, restrictive covenants conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 179 Rural Avenue, a Horizontal Property Regime with Private Elements contained in said Declaration, the final plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20191014-01104749, and Bylaws appended hereto as Exhibit "C", both in said Register's Office are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Alan D. Taylor and wife, T. Roxane Taylor by Warranty Deed dated December 11, 2020, from Liberty Investments LLC, a limited liability company, of record in Instrument No. 2021218-0150207, Register's Office for Davidson County Tennessee.

THE conveyance of the above-described parcel of land is subject to the following:

1. **Plan of record in Instrument No. 20131014-0107224, said Register's Office, shows an Owner's Certificate and is subject to all matters as set forth therein.**
2. **Master Deed establishing Horizontal Property Regime for 179 Rural Avenue of record in Instrument No. 20191014-0104749, By -laws and Attorneys Certificate appended thereto, said Register's Office. All matters as shown in the Plan of record in Instrument No. 20201201-0139460, said Register's Office.**
3. **Notice of Completion dated 11/23/2020, of record in Instrument No. 20201201-0139460, said Register's Office.**
4. **Taxes for the current year which have been prorated and assumed by the Grantees herein and any subsequent years, not yet due and payable.**

This is improved (____) Unimproved (____) property, known as **179A Rural Ave, Nashville, TN 37209**

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 **29th** day of **December, 2021.**

Alan Taylor

Roxane Taylor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Alan Taylor and Roxane Taylor,** the within named seller, 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 at Nashville, Tennessee, this **29th** day of **December, 2021.**

Notary Public

My Commission Expires: 9/8/25

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON