WARRANTY DEED

Karen Johnson Davidson County
Batch# 788055 **DEEDWARR**
01/12/2022 10:17:15 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20220112-0004075

File No. EM-21-1831

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of January, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walker Casey Reed	Walker Casey Reed	
(NAME)	(NAME)	
117 30th Avenue North #503	39 Erwin Ct	104-02-0W-503.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37205	
(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/we, **Molly G. Lynch, a single woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Walker Casey Reed**, 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. 503, together with Parking space number 11 A on the horizontal property regime for West end Lofts II Condominiums as recorded in the Master Deed, record in Instrument No. 20030701-0091161 Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master deed.

Being the same property conveyed to Molly G. Lynch, an unmarried woman by Warranty deed from Josiane E. Eid unmarried of record in Instrument No. 201608030-080483 Register's Office for Davidson County, Tennessee, dated August 01, 2016 and recorded on August 03, 2016. Being also known as 117 30th Avenue North #503 503 Nashville, Tennessee 37203.

This is property more commonly known as 117 30th Avenue North #503, Nashville, TN 37203.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 10th day of January, 2022.

Molly G. Lynch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of January, 2022, before me personally appeared Molly G. Lynch, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of January, 2022.

Notary Signature
My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON