Karen Johnson Davidson County
Batch# 802972 DEEDWARR
02/09/2022 03:39:53 PM 2 pgs
Fees: $13.00 Taxes: $673.40

20220209-0015243

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

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)
Jill Branyan	**New Owner**	
(NAME) **PO BOX #1267**	(NAME)	**129-15-0A-087.00-CO**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(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, **TERESA KAY SAYLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JILL BRANYAN, A SINGLE 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 No. 87 of Belle Meade Highlands Condominium created Under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws of record in Master Deed 7091, page 302, in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1of said Master Deed. Reference is hereby made to the Plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 for a more complete identification and description of such Unit.

Being the same property conveyed to Resolution Trust Corporation, as Receiver of Metropolitan Federal Savings and Loan Association, F.A by Warranty deed from Stuart W. Dalton and wife, Paulette Dalton of record in Book 8525, page 531, Register's Office for Davidson County, Tennessee, dated January 3, 1991 and recorded on January 9, 1991.

Being the same property conveyed to Teresa Kay Sayle by Quitclaim Deed from Resolution Trust Corporation, as Receiver of Metropolitan Federal Savings and Loan Association, F.A of record in Book 8942, page 1, Register's Office for Davidson County, Tennessee, dated May 3, 1993 and recorded on May 7, 1993.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- By-Laws of record in Book 7091, Page 351, amended in Instrument 20071025-0126213, in the Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 7019, Page 302, amended in Instrument 20080424-0042111, Register's Office for Davidson County, Tennessee.
- Charter of record in Book 7102, Page 223, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 11000, Page 273, in the Register's Office for Davidson County, Tennessee.
- Easements for sanitary sewers and/or storm drainage of record in Book 4816, Page 427, corrected in Book 4881, page 710, in the Register's Office for Davidson County, Tennessee.
- Regulatory Agreement for Multi-Family Housing Projects of record in Book 4550, Page 281, amended in Book 4881, Page 619, 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: **21 Vaughns Gap Road, Unit 87, Nashville, Tennessee 37205**.

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 4th DAY OF FEBRUARY, 2022.

Teresa Kay Sayle

Teresa Kay Sayle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERESA KAY SAYLE, 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 4th of February, 2022.

Notary Public
My Commission Expires: 12/2/23
(SEAL)



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