Karen Johnson Davidson County
Batch# 803141 DEEDWARR
02/10/2022 09:57:30 AM 5 pgs
Fees: $28.00 Taxes: $1,239.50
20220210-0015479

THIS INSTRUMENT PREPARED BY:
Heather A. Derrick
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $335,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of January, 2022.

Notary Public

My Commission Expires:

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 2, 2022

Address New Owner As Follows:
Vincent L. Long Jr. and
Carolyn A. Long
3000 Hillsboro Pike, Unit 96
Nashville, TN 37215

Send Tax Bills To:
NEW OWNER

Map-Parcel Number:
117-03-0A-096.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MARY TAYLOR GALLAGHER, A MARRIED WOMAN hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and

convey unto VINCENT L. LONG, JR. AND CAROLYN A. LONG, HUSBAND AND WIFE, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 96 on the Horizontal Property Regime for Versailles Apartments, created under Chapter 27, Title 64, of the Tennessee Code Annotated, and as established by a Master Deed of record in Book 5168, page 944, as amended in Book 7770, page 955 and in Book 8434, page 719, Register's Office for said County, including without limitation the By-Laws appended thereto, of record in Book 5168, page 961, as as amended in Book 5589, page 367, Book 5659, page 641, and re-recorded in Book 5667, page 375, and as shown on the plan of record in Book 5050, page 80, as corrected by Surveyor's Certificate of Correction of record in Book 5171, page 153, said Register's Office, to all of which reference is hereby made for a more complete description.
>
> Being all of the same property conveyed to Mary Taylor Gallagher, unmarried, by deed from Tally Garner Williams, unmarried, of record in Instrument No. 20030902-0126550, Register's Office for Davidson County, Tennessee. The said Mary Taylor Gallagher having since married.
>
> This is not now nor has it ever been the primary residence of the Grantor or the Grantor's spouse.

This conveyance is made subject to:

1. Taxes for the year 2022 and subsequent years. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 5050, page 80, Register's Office for Davidson County, Tennessee.

   Surveyor's Certificate of Correction of record in Book 5171, page 153, Register's Office for Davidson County, Tennessee.

3. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and By-Laws

establishing a Horizontal Property Regime of Versailles Townhomes Homeowner's Association, of record in Book 5168, page 944, as amended in Book 7770, page 955 and in Book 8434, page 719, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 5168, page 961, as as amended in Book 5589, page 367, Book 5659, page 641, and re-recorded in Book 5667, page 375, said Register's Office.

4. Easement for Access of record in Book 4240, page 209 and Book 5221, page 681, Register's Office for Davidson County, Tennessee.

5. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4158, page 34, Register's Office for Davidson County, Tennessee.

6. Easement for Sanitary Sewer of record in Book 3531, page 592, Register's Office for Davidson County, Tennessee.

7. Grant of Easement of record in Instrument No. 20171127-0120858, Register's Office for Davidson County, Tennessee.

8. Rights of others in and to the common area.

9. Subject to any liens for assessments and/or special assessments.

This is improved property known as: 3000 Hillsboro Pike, Unit 96, Nashville, TN, 37215

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 Grantor covenants with the said Grantees that she is lawfully seized 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; and further covenants and binds herself, her heirs and assigns, 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.

{Signatures to Follow}

WITNESS my hand this 31st day of January, 2022.

MARY TAYLOR GALLAGHER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY TAYLOR GALLAGHER, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of January, 2022.

Notary Public

My Commission Expires: 5.5.2025

HEATHER A. DERRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 5, 2025

True Copy Certification

I, Heather A. Derrick, 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 January 31, 2022.

Affiant Signature

Date: January 31, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 22nd day of January, 2022.

Notary's Signature

My Commission Expires: 8/19/2025

Notary's Seal

