Karen Johnson Davidson County
Batch# 811396 DEEDWARR
02/25/2022 10:46:54 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20220225-0021642

WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **ROGER D. AINLEY and wife, TRACY M. AINLEY**, (herein called " Grantor"), have this day bargained and sold, transferred and conveyed and by these presents does bargain, sell transfer and convey unto **ROBERT D. NEWTON**, (herein called "Grantee") the following described property having an address of 207 Mason Ave #302, Nashville, TN 37203 and being more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his heirs and assigns in fee simple forever. GRANTOR COVENANTS that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except for the 2022 Real Property Taxes which will be prorated as of the date of this conveyance; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

THE WORDS "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on February 11, 2022.

ROGER D. AINLEY

TRACY M. AINLEY

STATE OF TENNESSEE)
COUNTY OF HENRY

Personally appeared before me, the undersigned, a Notary Public, in and for the State and County the within-named Roger D. Ainley and Tracy M. Ainley, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on February 11, 2022.

Hailee Summers
Notary Public
My commission expires: 7/24/2024

HAILEE SUMMERS
STATE OF TENNESSEE NOTARY PUBLIC
HENRY COUNTY

OWNER OF PROPERTY AND
PARTIES RESPONSIBLE FOR TAXES:
ROBERT D. NEWTON
207 MASON AVE #302
NASHVILLE, TN 37203

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $460,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Robert D. Newton
Affiant

Subscribed and sworn to before me on February 11, 2022.

Hailee Summers
Notary Public
My commission expires: 7/24/2024

HAILEE SUMMERS
STATE OF TENNESSEE NOTARY PUBLIC
HENRY COUNTY

This instrument prepared by:
ATTORNEYS TITLE & ESCROW
A DIVISION OF AINLEY & HOOVER PLLC
200 NORTH POPLAR STREET
PARIS, TENNESSEE 38242

Exhibit "A"
Parcel ID: 104-02-3-H00-60-0CO

A condominium apartment located in Davidson County, Tennessee, being Unit No. 6, Longview Place Condominium, a Horizontal Property Regime, as depicted on Exhibit D of Master Deed of record in Instrument Number 20081231-0123773, as Amended of record in Instrument Number 20140514¬0041280, of record in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Also conveyed herewith is Allocated Storage Space Unit #6, as shown on Exhibit D to Longview Place Condominiums, Page 3 of Master Deed of record in Instrument Number 20081231-0123773, of record in the Register's Office of Davidson County, Tennessee.

Also conveyed herewith is Allocated Parking Space #4.

Subject to conditions as shown on the Plan of record in Book 421, pages 82 and 83, in the Register's Office of Davidson County, Tennessee.

Subject to Master Deed of record in Instrument No. 20081231-0123773 and Instrument No. 20140514-0041280, in the Register's Office of Davidson County, Tennessee.

This being the same real estate conveyed to Roger D. Ainley and wife, Tracy M. Ainley by Warranty Deed of Fabiana Heilman, dated July 1, 2016 and of record in Instrument No. 20160718-0073570, in the Register's Office of Davidson County, Tennessee.