This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-16343-TC

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $625,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of March, 2022.

Notary Public
My Commission Expires: 01-03-2023

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 825234 DEEDWARR
03/21/2022 09:55:53 AM 2 pgs
Fees: $13.00 Taxes: $2,312.50

20220321-0032004

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brian Anderson 601 Madison St. #202 Nashville, TN 37208	SWBC Mortgage Corp. 9311 San Pedro, #100 San Antonio, TX 78216	082-13-0K-202.00CO

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 Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Natalie Corinne Grimsley, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Brian Anderson, an unmarried man**, hereinafter called the Grantee, his/her/their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to wit:

Being a certain condominium apartment situated in Davidson County, Tennessee, being Unit 202, and the appurtenant interest in the common elements of The Elliott School Condominiums, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established under the Master Deed of The Elliott School Condominiums, of record in Instrument No. 20210603-0074528; as amended in Instrument No. 20210817-0111417; and in Instrument No. 20220211-0016111, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the site plan of Elliott School Condominiums, attached as exhibit to said Master Deed, as amended. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Elliott School Condominiums provided in said Master Deed, as amended, together with the By-Laws appended thereto, the aforementioned site plan, the plan of record in Deed Book 10, pages 606-609, said Register's Office, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Natalie Corinne Grimsley, an unmarried woman by Special Warranty Deed from Mainland Germantown, LLC, a Tennessee limited liability company, dated November 5, 2021, recorded November 15, 2021, of record in Instrument No. 20211115-0151689, Register's Office for Davidson County,

Tennessee; and further, being a portion of the property conveyed to Mainland Germantown, LLC, a Tennessee limited liability company by Special Warranty Deed dated October 15, 2015, recorded October 20, 2015, of record in Instrument No. 20151020-0106754, said Register's Office. See also Quitclaim Deed of record in Instrument No. 20151020-0106755, said Register's Office.

This is improved property located at: **601 Madison Street, #202, Nashville, TN 37208**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of March, 2022.

GRANTOR:

Natalie Corinne Grimsley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Natalie Corinne Grimsley, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of March, 2022.

Notary Public
My Commission expires: 7/9/24

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY