Karen Johnson Davidson County
Batch# 828143 DEEDWARR
03/24/2022 01:01:30 PM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20220324-0034131

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36935-02-2022**	STATE OF Florida COUNTY OF Walton The actual consideration or value, whichever is greater, for this transfer is: $400,000.00. William Bradley Reynolds Affiant Subscribed and sworn to before me this 15th day of March, 2022. Catrina L. Carroll Notary Public My Commission Expires: 4/28/2025 CATRINA L. CARROLL State of Florida - Notary Public Commission # HH 78551 My Commission Expires April 28, 2025

WARRANTY DEED

Address New Owner: Guy Jeter 303 Criddle Street #412 Nashville, TN 37219	**Send Tax Bills To:** Studio Bank 124 12th Ave. S, STE 400 Nashville, TN 37203	**Tax Information:** Map and Parcel No.: 082130G41200CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William Bradley Reynolds and Annsley M. Reynolds, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Guy Jeter, an unmarried man** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 303 Criddle Street #412, Nashville, TN 37219.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

EXHIBIT "A"

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 412, Building B, as shown on the First Amendment to Master Deed, on the Plan of Harrison Square Condominiums, Phase II, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws for Harrision Square Condominiums, of record under Instrument Number 20060823-0103941, and amended by Instrument Number 20071025-0126183, Instrument Number 20080104-0001138 and Instrument Number 20090127-0006865, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Harrison Square Condominiums, Phase II, for placement of Units, as shown on Exhibit "A" to the First Amendment to Master Deed of record under Instrument Number 20071025-0126183, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to William Bradley Reynolds and Annsley M. Reynolds, husband and wife, by deed dated March 5, 2020 from Daniel Hogan and Caroline Hogan, husband and wife, of record in Instrument No. 20200309-0026330, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2022 County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Harrison Square Condominiums, of record in Instrument No. 20060823-0103941, amended in Instrument No. 20071025-0126183, Instrument No. 20080104-0001138 and Instrument No. 20090127-0006865, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record attached as Exhibit A to the First Amendment to Master Deed of record in Instrument No. 20071025-0126183, Register's Office for Davidson County, Tennessee.
5. Agreement for Dedication of Easement for Storm Drainage of record in Instrument No. 20060518-0058549, Register's Office for Davidson County, Tennessee.
6. Storm water detention agreement of record in Instrument No. 20060518-0058543, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of March, 2022.

William Bradley Reynolds

William Bradley Reynolds

Annsley M. Reynolds ~~by William Bradley Reynolds, her attorney in fact~~ AMR

STATE OF FLORIDA

COUNTY OF Walton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Bradley Reynolds, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of March, 2022.

CATRINA L. CARROLL
State of Florida - Notary Public
Commission # HH 78551
My Commission Expires April 28, 2025

Notary Public

My Commission Expires: 4/28/2025

STATE OF FLORIDA

COUNTY OF Walton

Annsley M. Reynolds ~~William Bradley Reynolds~~, Personally appeared before me, the undersigned, a Notary Public in and for said County and State, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that ~~he is the Attorney in Fact for~~ Annsley M. Reynolds, ~~and he is authorized~~ by Annsley M. Reynolds to execute this instrument ~~on her behalf.~~

Witness my hand, at office, this 15th day of March, 2022.

Notary Public

My Commission Expires: 4/28/2025

CATRINA L. CARROLL
State of Florida - Notary Public
Commission # HH 78551
My Commission Expires April 28, 2025

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 3/15/22

GEORGE E. MUDTER, JR.
Dated 3/15/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 3/15/22

Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

