WARRANTY DEED

Karen Johnson Davidson County
Batch# 851695 DEEDWARR
05/06/2022 11:19:30 AM 4 pgs
Fees: $23.00 Taxes: $1,924.00
20220506-0052479

STATE OF TENNESSEE, COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $520,000.00.

Affiant

Subscribed and sworn to me on 20th day of April, 2022.

NOTARY PUBLIC

My Commission Expires: 3/15/25

HANNAH LEWIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
3/15/2025
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY:

ORTALE KELLEY
William H. Ball
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #: 35718

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
James Seth Townsend 210 West Mill Drive Nashville, TN 37209	New Owners	091-06-0M-078.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CODY TAYLOR, A MARRIED MAN**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **JAMES SETH TOWNSEND, A MARRIED MAN,** hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 78 on the Plan of West Mill Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of West Mill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141223-0117663 and Supplemental in Instrument No. 20150424-0036748, Instrument No. 20150929-0098582, Instrument No. 20151218-0127193, and in Instrument No. 20151218-0127350, 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 Declaration of Covenants. Reference is hereby made to the plan of West Mill Townhomes, shown on Exhibit "C" to the Declaration of Covenants, of record in Instrument No. 20141223-0117663 and Supplemental in Instrument No. 20150424-0036748 and in Instrument No. 20150929-0098582, Register' s Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Cody Taylor, single man, by Warranty Deed from Craighead Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20160401-0030919 Register's Office for Davidson County, Tennessee, dated March 31, 2016 and recorded on April 01, 2016. **This property does not constitute the homestead of the Grantor nor his spouse.*

The conveyance of the above-described parcel of land is subject to the following:

1. **2022 property taxes which have been prorated by the parties and assumed by the Grantee.**
2. **Subject to all matters shown on the Plan of record in Book 57, Page 172, Register's Office for Davidson County, Tennessee.**
3. **Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number Instrument No. 20141223-0117663, as supplemented in Instrument No. 20150424-0036748, Instrument No. 20150929-0098582, Instrument No. 20151218-0127193, Instrument No. 20151218-0127350 and Attorney's Certificate of record in Instrument No. 20170123-0007057, Instrument No. 20191212-0128095, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons**
4. **Charter of West Mill Townhouse Corporation of record in Instrument No. 20170123-0007056, in the Register's Office for Davidson County, Tennessee.**
5. **Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20140824-0076274, Instrument No. 20141219-0116173, Instrument No. 20141219-0116216 and Instrument No. 20151125-0119709, in the Register's Office for Davidson County, Tennessee.**
6. **Declaration of Restrictions and Covenants for Stormwater Facilities and systems of record in Instrument No. 20140821-0076262, in the Register's Office for Davidson County, Tennessee.**
7. **Dedication of Conveyance of Easement to City of Nashville of record in Book 1939, Page 214, in the Register's Office for Davidson County, Tennessee.**
8. **Easements retained in Resolution No. 1059 by the City of Nashville and easements retained in Council Bill 84-175.**
9. **Conveyance of Property to Create Common Area at West Mill Townhomes Quitclaim Deed of record in Instrument No. 20171208-0125410, in the Register's Office for Davidson County, Tennessee.**

10. **Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and right of ways for public utilities applicable to this property.**

This property is also known as improved property located at 210 West Mill Drive, Nashville, TN 37209.

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that his 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 GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 20th day of April, 2022.

CODY TAYLOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Cody Taylor, a married man**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, this 20th day of April, 2022.

Notary Public, State of Tennessee

My Commission Expires: March 7, 2023

202205060052479

Certificate of Authenticity

I, Joshua A. Terry, 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 4-20-22.

Affiant Signature

4-21-22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4-21-22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON