THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220641437** Karen Johnson Davidson County Batch# 884149 DEEDWARR 07/05/2022 12:07:58 PM 2 pgs Fees: $13.00 Taxes: $1,702.00 20220705-0077353	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $460,000.00. Affiant Subscribed and sworn to before me, this 30th day of June, 2022. Notary Public My Commission Expires:

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner: Adam Stuart Bryan and William Mark Proctor 5620 Valley View Rd. Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091 06 0M 014.00

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, **Elizabeth M. Davis n/k/a Elizabeth Kelsey, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Adam Stuart Bryan and William Mark Proctor**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 14 of West Mill Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing West Mill Townhomes, a Horizontal Property Regime, of record in Instrument No. 20141223-0117663 and Supplementary Declaration recorded in Instrument No. 20150424-0036748; Instrument No. 20150929-0098582; Instrument No. 20151218-0127193; Instrument No. 20151218-0127350; Instrument No. 20191212-0128095 and Attorney's Certificate recorded in Instrument No. 20170123-0007057, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Elizabeth M. Davis, by Warranty Deed from Craighead Development, LLC a Tennessee limited liability company, of record in Instrument No. 20151221-0127956, in the Register's Office of Davidson County, Tennessee, dated December 18, 2015 and recorded on December 21, 2015.

Said property was never the primary marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Plan No 2 of West Nashville, as recorded in Plat Book 57, Page(s) 172.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20141223-0117663 and Supplementary Declaration recorded in Instrument No. 20150424-0036748; Instrument No. 20150929-0098582; Instrument No. 20151218-0127193; Instrument No. 20151218-0127350; Instrument No. 20191212-0128095 and Attorney's Certificate recorded in Instrument No. 20170123-0007057.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20140821-0076262.

Easement for Public Sidewalk, Street, Highway, Thoroughfare and Parkway, recorded in Book 1939, Page 214.

Easement for Storm Sewers and/or Sanitary Sewers, recorded in Book 5010, Page 359 and Book 5010, Page 421.

Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps, and Appurtenances, recorded in Instrument No. 20140821-0076274; Instrument No. 20141219-0116173; Instrument No. 20141219-0116216 and Instrument No. 20151125-0119709.

This is improved property located at 1427 57th Avenue North Nashville TN 37209

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 30th day of June, 2022.

Elizabeth M. Davis n/k/a Elizabeth Kelsey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elizabeth M. Davis n/k/a Elizabeth Kelsey, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2022.

Notary Public
My Commission Expires: _____

