(1)

WARRANTY DEED

PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

DM-SH-22-323-3-3

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Cory Christopher Adams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 4/26/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cory Christopher Adams	**Shelter Lendering Services, LLC**	
(NAME)	(NAME)	
323 Forest park Road #3-3	**4000 W. Brown Deer Rd., Ste. E**	**043 13 0A 035.00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37155	**Brown Deer, WI 53209**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PHILLIP E. TAYLOR, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CORY CHRISTOPHER ADAMS, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being apartment Unit Number 3-3, of Robin Hood Condominium created under Title 64, Section 27 01 , et seq , as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed in Book 5388, Page 524, and amended in Book 11399, Page 660, Register's Office for Davidson County, Tennessee , reference being made to the said Master Deed, Exhibit "A" and Exhibit "A-1", thereto for a specific identification and description of the apartment herein conveyed, and as shown on the Plat of Robin Hood Condominium Apartments, of record in Plat Book 5200, Page 124, said Register's Office, to which reference is hereby made.

Being the same property conveyed to Phillip E. Taylor, a single man, by Warranty Deed from Rebecca L. Priddy, an unmarried woman, of record in Instrument No. 20180323-0027408, in the Register's Office for Davidson County, Tennessee, dated March 16, 2018 and recorded on March 23, 2018.

This conveyance is subject to:

- Property taxes for 2022 and subsequent years, a lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Robin Hood Condominium, as recorded in Plat Book 5200, Page(s) 124.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Robin Hood Condominium of record in Book 5388, Page 524, as supplemented by instrument(s) of record in Book 6569, Page 149 and as amended in Book 11399, Page 660; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **323 Forest park Road #3-3, Madison, Tennessee 37155**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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.

Karen Johnson Davidson County
Batch# 917553 **DEEDWARR**
09/16/2022 09:52:47 AM 2 pgs
Fees: $13.00 Taxes: $592.00

20220916-0103388

Witness my/our hand(s) this the 14 DAY OF SEPTEMBER, 2022.

Phillip E. Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHILLIP E. TAYLOR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14 of September, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
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Nashville, TN 37212