Box #14

WARRANTY DEED	State of Tennessee County of Davidson
Karen Johnson Davidson County Batch# 930212 DEEDWARR 10/17/2022 09:48:14 AM 2 pgs Fees: $13.00 Taxes: $1,387.50 20221017-0113205	The actual consideration or value, whichever is greater, for this transfer is **$375,000.00.** Affiant Subscribed and sworn to before me, this the 14th day of October, 2022. Katherine Goodson Notary Public My commission expires: Jan. 3, 2023 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Buford Long **Ruth Long**		**142-07-0-C-059.00**
266 Myhr Green	New Owner	
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Roberta Carole Blackwell, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Buford Long and Ruth Long, Husband and wife

HEREINAFTER CALLED THE GRANTEES, 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 in Davidson County, Tennessee, being Unit No. 59 of the Ashley Green Condominiums, 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 for Ashley Green Condominiums, of record in Book 7184, page 44, and amended by 1st Amendment to Master Deed for Ashley Green, of record in Book 7482, Page 312, (Register's Office for Davidson County, Tennessee, (collectively "the Master Deed") including without limitation the By-Laws appended thereto, of record in Book 7184, page 71, said Register's Office, as said Mater Deed has been amended by the 1st Amendment to the Master Deed for Ashley Green, of record in Book 7482, page 312 and corrected in Book 7467, page 279,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 Ashley Green Condominiums, of record in Book 7184, page 44, as set out on Exhibit "C" to the Master Deed, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Roberta C. Blackwell, an unmarried individual by Warranty Deed dated 10/04/2013, from Arlene S. Samowich, an unmarried individual, of record in Instrument No. 20131008-0105422, register's Office for Davidson County, Tennessee

THIS instrument is being executed on behalf of Roberta Carol Blackwell, pursuant to a Power of Attorney executed by her on the 12th day of October, 2022, of record in Instrument No. 20221017-0113204 **, Register's Office for Davidson County, Tennessee.**

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

1. **The Plan of record in Book 7184, Page 44, as set out on Exhibit "C" to the Master Deed, said Register's Office shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2. **Master Deed of Ashley Green Condominiums, of record in Book 7148, Page 44 as amended in Book 7482, Page 312, said Register's Office. Certificate of Correction and Affidavit of record in Book 4767, Page 279 and further amended in Instrument No. 20111101-0084880, said Register's Office.**

3. **By-laws of Ashley Green Homeowners Association, Inc. of record in Book 7184, Page 71, said Register's Office.**

4. **All matters shown on the Revised Boundary Plat of record in Book 6900, Page 978, said Register's Office.**

5. **Dedication of easements for Sanitary Sewers of record in Book 5374, Page 511, said Register's Office.**

6. **Easements of Record in Book 5407, Page 643, said Register's Office. Stormwater Detention Agreement of record in Book 6880, Page 121, said Register's Office.**

7. **Grant of easement by and between Comcast of Nashville I, LLC, and Ashley Green Owners' Association of record in Instrument No. 20170206-0012423.**

8. **Taxes for the current year which have been prorated and assumed by the Grantees herein.**

This is improved property, known as 266 **Myhr Green, Nashville, TN 37221**

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 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. 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/our hand(s) this **14th** day of **October, 2022.**

Roberta Carole Blackwell
by Susan Herron, Atty in Fact

Roberta Carole Blackwell, by Susan Herron Attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named Susan Herron, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for Roberta Carole Blackwell, and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Roberta Carole Blackwell for the purpose therein contained, by signing the name of Roberta Carole Blackwell by herself as Attorney-In-Fact

Witness my hand and official seal at Nashville, Tennessee, this **14th** day of **October, 2022.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24