Karen Johnson Davidson County
Batch# 949701 DEEDWARR
12/09/2022 08:23:19 AM 3 pgs
Fees: $18.00 Taxes: $1,764.90
20221209-0128157

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $477,000.00 Affiant Subscribed and sworn to before me This 6th day of December, 2022. Notary Public My Commission Expires:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

Address New Owner as:	Tax Bill To:	Map / Parcel
Robert Ealy **6666 Brookmont Ter, Apt. 503** **Nashville, Tennessee 37205**	**New Owner**	**129 14 0A 052.00**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **M. Wesley Hall, III and wife Carolyn Hall** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Robert Ealy,** unmarried (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly describes as follows:

Apartment Unit No. 503 of Wessex Towers Condominiums created under Title 66, Sections 27-101 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Central Tennessee Investment Company, Inc., of record in Book 5414, Page 634, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of

Wessex Towers Condominium Apartments, of record in Book 5200, Page 142, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to M. Wesley Hall, III, and wife Carolyn Hall, by Warranty Deed from Eleanor D. Whitworth, David C. Whitworth, and Eleanor D. Whitworth, Trustee of the Trust for Charles B. Whitworth, III under will dated August 6, 2008, of record in Instrument No. 20181120-0114202, said Register's Office of Davidson County, Tennessee.

This is improved property commonly known as 6666 Brookmont Terrace, Apt. 503, Nashville, Tennessee 37205.

This is the same legal description found in the last Instrument of record.

This Conveyance is subject to the following:

1. Taxes for the year 2023 and subsequent years, a lien due and payable.
2. Master Deed of record in Book 5414, Page 634; Book 5594, Page 39; Book 5792, Page 982; Book 6478, Page 742; Book 7473, Page 977; Book 9935, Page 486; Book 10705, Page 777; Instrument No. 20011127-0129399; Instrument No. 20080624-0065008 and Instrument No. 20120516-0042527, Register's Office for Davidson County, Tennessee.
3. Subject to all matters as disclosed on plat of record in Book 5200, Page 142, and 143, Register's Office Davidson County, Tennessee.
4. Charter of Wessex Towers Condominiums HOA of record in Book 5412, Page 451, Register's Office for Davidson County, Tennessee.
5. Leases by Wessex Towers HOA of record in Instrument No. 20000525-0052237, and Instrument No. 20151006-010536, Register's Office for Davidson County, Tennessee.
6. Contract Restricting Sale by Wessex Towers HOA of record in Instrument No. 20081112-0111867, Register's Office for Davidson County, Tennessee.
7. Easement by Wessex Towers HOA of record in Instrument No. 20151006-0101536, Register's Office for Davidson County, Tennessee.

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

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns, against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Warranty Deed to be executed this 6 day of December, 2022.

Grantors:

M. Wesley Hall, III

Carolyn Hall

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 6 day of December, in the year 2022, before me the undersigned, personally appeared M. Wesley Hall, III, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal or stamp, this 6 day of December, 2022.

Notary Public

My Commission Expires:

WILLIAM ALTUS PRYOR STATE OF TENNESSEE NOTARY PUBLIC HOUSTON COUNTY My Commission Expires 07-22-2026

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 6 day of December, in the year 2022, before me the undersigned, personally appeared Carolyn Hall, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 6 day of December, 2022.

Notary Public

My Commission Expires:

WILLIAM ALTUS PRYOR STATE OF TENNESSEE NOTARY PUBLIC HOUSTON COUNTY My Commission Expires 07-22-2026