Karen Johnson Davidson County
Batch# 958886 DEEDWARR
01/06/2023 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $721.50
20230106-0001404

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$195,000.00.**

Affiant

Subscribed and sworn to before me, this the 6th day of January, 2023.

Notary Public

My commission expires: 3/3/26

(AFFIX SEAL)

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
David Reichley	**Legacy Home Loans, LLC**	**Map 102-07-0-A Parcel 103.00**
6680 Charlotte Pike #H6	**1036 Stearman Drive, Suite 6**	
Nashville, TN 37209	**White House, TN 37188**	

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,

Nancy Ruth Griffith, Unmarried

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

David Reichley, unmarried man

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:

LAND in Davidson County, Tennessee, being Apartment Unit No. H-6 of West Meade Condominiums n/k/a The Avenue Nashville West, Inc., Condominiums, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed of record in Book 5923, Page 704, as amended in Book 6277, Page 653, Book 7333, Pages 415 and 418, Instrument No. 20120724-0065040 and as corrected by Scrivener's Affidavit in Instrument No. 20120817-0074026, Register's Office for Davidson County, Tennessee, together with an 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 West Meade Condominiums of record in Book 5200, Page 430, said Register's Office, for a more complete identification and description of said Unit.

BEING the same property conveyed to Nancy Ruth Griffith, unmarried, by Warranty Deed dated October 15, 1997, from Freeman Webb Developers, Inc., of record in Book 10648, Page 691, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Book 5200, Page 430, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Sanitary Sewers and/or Storm Drainage Easement of record in Book 4520, Page 836, Register's Office for Davidson County, Tennessee. 3) Encroachment Easement by and between James A. Lewis and West Meade Condominium Association, Inc., of record in Book 6561, Page 90, Register's Office for Davidson County, Tennessee. 4) Agreement for Dedication of Easement for Water Mains and Appurtenances, of record in Book 8808, Page 872, Register's Office for Davidson County, Tennessee. 5) Recreational Easement of record in Book 4552, Page 507, and conveyed to West Meade Condominium Association, Inc., of record in Book 5923, Page 769, Register's Office for said County. 6) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest 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; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of West Meade Condominiums, of record in Book 5923, Page 704, and as amended in Book 6277, Page 653, in Book 7333, Page 415, and in Book 7333, Page 418, and Appointment of Substitute Trustee in Instrument No. 20120307-0020068 and further amended in 20120724-0065040, changing the MID, By-Laws and Charter to The Avenue Nashville West:; Scrivener's Affidavit of record in Instrument No. 20120817-0074026, Register's Office for Davidson County, Tennessee. 7) By-Laws of West Meade Condominium Association, Inc., of record in Book 5923, Page 740, said Register's Office. 8) Charter of West Meade Condominium Association, Inc., of record in Book 5918, Page 953, said Register's Office. 9) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **6680 Charlotte Pike #H6, 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 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 **6th** day of **January, 2023.**

Nancy Ruth Griffith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Nancy Ruth Griffith,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **6th** day of **January, 2023.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 January 6, 2023

Affiant Signature

Date: 1/6/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this January 6, 2023

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-6-2024

Notary's Seal

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM