Karen Johnson Davidson County
Batch# 961334 DEEDWARR
01/17/2023 08:57:57 AM 2 pgs
Fees: $13.00 Taxes: $1,961.00

20230117-0003301

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $530,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of January, 2023.

Notary Public

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Benjamin Parham Dunn	First Community Mortgage, Inc.	**095-02-0C-032.00-CO**
777 Mill Creek Meadow Drive	262 Robert Rose Dr	
Nashville, TN 37214-2573	Murfreesboro, TN 37129	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Taylor Lesho, a single person

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Benjamin Parham Dunn, unmarried man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND located in DAVIDSON County, Tennessee, and being known and designated as all of Unit No. 32, as established by Declaration of Covenants, Conditions, and Restrictions for RIVERWALK AT MILL CREEK, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180306-0021073; as amended in Instrument No. 20180307-0021557; as further amended in Instrument No. 20180404-0031782; and as further amended in Instrument No. 20180404-0031783, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "D", to which Declaration reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the lots, property co-owners and tenants of RIVERWALK AT MILL CREEK, A Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "D" to said Declaration appearing in of record in Instrument No. 20180306-0021073; as amended in Instrument No. 20180307-0021557; as further amended in Instrument No. 20180404-0031782; and as further amended in Instrument No. 20180404-0031783, and Bylaws appended thereto as Exhibit "B", Register's Office for Davidson County, Tennessee, are incorporated herein

by reference and made a part hereof of the same as though copied herein for a more complete identification and description of said unit.

BEING the same property conveyed to Taylor Lesho, a single person, by Warranty Deed from Riverwalk at Mill Creek Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20210524-0070252, Register's Office for Davidson County, Tennessee, dated May 14, 2021 and recorded on May 24, 2021.

BEING improved property known as **777 Mill Creek Meadow Drive, Nashville, TN 37214-2573.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 5th day of January, 2023.

Taylor Lesho

Taylor Lesho

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Taylor Lesho, the bargainor(s), 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, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 5th day of January, 2023.

Notary Public
My Commission Expires: May 7, 2024



Lenders Title Company File No. 22-000877-524