Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number 23-4063
Parcel ID 081-16-0C-004 00-C

Property Address.
1000 Warren Street, 104, Nashville, TN 37208

Karen Johnson Davidson County
Batch# 987226 DEEDWARR
03/31/2023 11 42.44 AM 2 pgs
Fees $13 00 Taxes $2,042 40

20230331-0023444

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
Stephen G. Layman
1000 Warren St 104
Nashville, TN 37208

Name and Address of New Owner:
New Owner

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **TANNER HUNTLEY, a married man,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **STEPHEN G. LAYMAN,*** hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson,** State of Tennessee, to-wit:

an unmarried man

Land in Davidson county, Tennessee, being Unit 104, Park Place Court, as described in the Declaration of Covenants, Conditions and Restrictions of Park Place Court Subdivision recorded at Instrument No. 20070420-0047604, amended at Instrument No. 20070427-0050429, and Being a part of Lot 1 as shown on the Plat of Park Place Court of record in Instrument No. 20060419-0044909 in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to TANNER HUNTLEY a single man by Deed dated November 10, 2020 from JAMES F. HOUCHIN and wife, LATISHA E. HOUCHIN, recorded November 13, 2020, in Instrument Number 20201113-0134117, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 1000 Warren Street, 104, Nashville, TN 37208.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2023 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Instrument No. 20060419-0044909 and in Plat Book 21, page 17, Register's Office for Davidson County, Tennessee.

3. Water Main Easement as contained in Book 1755, page 325, Register's Office for Davidson County, Tennessee.

4. Storm Water Detention Agreement as contained in Instrument No. 20060308-0027165, Register's Office for Davidson County, Tennessee.

5. Charter for Homeowners Association of record in Instrument No. 20070430-0051125, Register's Office for Davidson County, Tennessee.

6. Conveyance to Homeowners Association of record in Instrument No. 20070508-0055160, Register's Office for Davidson County, Tennessee.

7. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070420-0047604, and amended in Instrument No. 20070427-0050429, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

Emily Loving Huntley, wife of Tanner Huntley joins in this conveyance for the purpose of relinquishing any right, title or interest she may have in said real estate by virtue of her marriage to Tanner Huntley.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 29 day of March, 2023.

TANNER HUNTLEY

EMILY LOVING HUNTLEY

STATE OF Kentucky
COUNTY OF Campbell

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named TANNER HUNTLEY and EMILY LOVING HUNTLEY, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 29 day of March, 2023.

MIKE ARNETT
Notary Public
Commonwealth of Kentucky
Commission Number KYNP64367
My Commission Expires Feb 28, 2027

Notary Public

My Commission Expires:
2-28-27

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $552,000.00.

Affiant

SWORN TO and subscribed before me on this 30th day of March, 2023.

Notary Public

My Commission Expires:

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024