WARRANTY DEED

PONDA CULBERSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-28-2027

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2023

Notary Public

MY COMMISSION EXPIRES 2.28.2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Reagan Chandler Kelley	NEW OWNER	117-15-0-A-013 00 CO
(NAME)	(NAME)	
1900 Richard Jones Road, Number Y1		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, , **Richmond Bishop Taylor, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Reagan Chandler Kelley, unmarried,** 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:

SEE EXHIBIT "A" ATTACHED HERETO

unimproved ☐

This is improved ☑ property, known as 1900 Richard Jones Road, Number Y1, Nashville, TN 37215
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2023, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plan of record in Book 5200, page 64; Restrictions of record in Book 11362, page 463; Master Deed establishing a Horizontal Property Regime of The Green Hills Terrace, of record in Book 5304, page 702; Book 7841, page 557 and Book 9830, page 181; Easements for Comcast of Nashville I, LLC, of record in Instrument No. 20110930-0075704 and Instrument No. 20150814-0081514; all of record in the Register's Office for County, Tennessee.

Karen Johnson Davidson County
Batch# 998917 **DEEDWARR**
05/03/2023 08 12.39 AM 3 pgs
Fees: $18 00 Taxes. $1,091.50

20230503-0032640

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, their heirs and assigns forever, and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 this 28th day of April, 2023

Richmond Bishop Taylor

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Richmond Bishop Taylor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained

WITNESS my hand and official seal at Franklin, Tennessee, this 28th day of April, 2023

Notary Public
My Commission Expires _____

File No 37350



EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Parcel 13, also known as Unit No TH D-1, on the plan of The Green Hills Terrace Condominium Apartments, as established by Master Deed of record in Book 5304, page 702, and Book 7841, page 557, and as shown by plat of record in Book 5200, page 64, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Alice P Bailey and Clair B Gant, a one-half undivided interest each, as joint tenants with rights of survivorship, by Warranty Deed from Murray J Haber, Jr , and spouse, Marci R Haber, dated April 30, 1992, of record in Book 8616, page 341, Register's Office for Davidson County, Tennessee Alice P Bailey died on November 2015, whereupon, Clair B Gant became the sole owner of said property as the surviving tenant AND being the same property conveyed to Richmond Bishop Taylor, a single man, by Warranty Deed from Clair B. Gant, a single person, dated February 17, 2021, of record in Instrument No 20210312-0032832, Register's Office for Davidson County, Tennessee