THIS INSTRUMENT PREPARED BY:	STATE OF Tennessee) COUNTY OF Davidson)
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $177,000.00 Affiant Subscribed and sworn to before me, this _____ day of May, 2023. Notary Public My Commission Expires: 3/22/26

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

Karen Johnson Davidson County
Batch# 998948 DEEDWARR
05/03/2023 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $654.90
20230503-0032683

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Wander Wright Bromwell 500 Paragon Mills Road Apt. N13 Nashville, TN 37211	Wander Bromwell 7004 Buffalo Dr LaVergne TN 37086	Tax Parcel ID No. 133-11-0A-095.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM WALKER III, A SINGLE MAN** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **WANDER WRIGHT BROMWELL,** married ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. N-13 of Canterbury Hall Condominiums, a condominium or horizontal property regime established by a Master Deed, of record in Book 5440, Page 255, Register's Office for Davidson County, Tennessee, as amended by Amendment to Master Deed, of record in Book 5441, Page 819, and as shown on a plan of record in Book 5200, Page 159, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to William Walker, III, a single man by Warranty deed from William E. Conn, married of record in Instrument No. 20160718-00073458 Register's Office for Davidson County, Tennessee, dated July 15, 2016 and recorded on July 18, 2016.

This is improved property commonly known as: **500 Paragon Mills Road Apt. N13 Nashville, TN 37211**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of April, 2023.

WILLIAM WALKER III

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM WALKER III**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 1st day of April, 2023.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 09, 2025

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or 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 4/1/23 (date of document).

Affiant Signature

5/2/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

