# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF DECEMBER, 2024

Notary Public

MY COMMISSION EXPIRES 03/16/2026

(AFFIX SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

G-ORE-24-710

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1222873
01/02/2025 03 06 43 PM
Fees $13 00 Taxes $1,128 50

Davidson County
DEEDWARR
2 pgs

20250102-0000364

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | |
|---|---|---|
| **Graham Smith** | **Pinnacle Bank, a Tennessee Bank** | |
| (NAME) | (NAME) | **160-14-0C-010 00-CO** |
| **710 Fox Ridge Drive** | **150 3rd Ave. S., Suite 1000** | |
| (ADDRESS) | (ADDRESS) | |
| **Brentwood, TN 37027** | **Nashville, TN 37201** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL PRIDDY, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GRAHAM SMITH, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in ~~**WILLIAMSON**~~ DAVIDSON COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

A certain condominium apartment in Davidson County, Tennessee, described as Unit No 710 of Brentwood Trace Condominiums, Section II, a Condominium, a Horizontal Property Regime, located on Fox Ridge Drive, Brentwood, Tennessee, as shown on the plat of Brentwood Trace Condominiums, Section II, Condominium Apartments, recorded in Plat Book 5200, Pages 376 and 377, said Register's Office, and described in a Master Deed recorded in Book 5818, Page 915, said Register's Office, to which reference is hereby made The Easements, Restrictive Covenants, Conditions and Regulations imposed upon and relating to the apartments, property, Co-owners and tenants of Brentwood Trace Condominiums, Condominium Apartments contained in the Master Deed recorded in Book 5818, Page 915, and By-Laws recorded in Book 5818, Page 925, Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof the same as though copied herein

Being the same property conveyed to Michael Priddy, an unmarried person by Warranty Deed from Michelle A Gwaltney Crist, married of record in Instrument No 20151005-0101418 Register's Office for Davidson County, Tennessee, dated October 02, 2015 and recorded on October 05, 2015

This conveyance is subject to
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page (s) 376 and 377, inclusive, Register's Office for Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5818, Page 915, Book 5524, Page 415 and Book 5545, Page 510, Register's Office for Davidson County, Tennessee
- By-Laws of record in Book 5524, Page 424, Book 5537, Page 988, Book 5818, Page 925, Book 5868, Page 70 and Instrument No 20240607-0042854, in the Register's Office for Davidson County, Tennessee
- Deed of Conveyance to Metropolitan Government of record in Book 6122, Page 419, Book 5878, Page 461, and Book 5878, Page 489, in the Register's Office for Davidson County, Tennessee
- Rules and Regulations of record in Book 5818, Page 949, Register' s Office for Davidson County, Tennessee
- Agreements for Dedication of Easement Water Mains and Appurtenances of record in Book 5155, Page 164, Book 5155, Page 169 and Book 6122, Page 411 in the Register's Office for Davidson County, Tennessee
- Storm Water Detention Agreement of record in Book 5861, Page 411, in the Register's Office for Davidson County, Tennessee
- Creation of easement with reference to Plat in Book 4460, Page 110 and Book 4831, Page 125, in the Register's Office for Davidson County, Tennessee.
- Notice of installation of Sanitary Sewers of record in Book 5878, Page 465, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **710 Fox Ridge Drive, Brentwood, Tennessee 37027**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 30th DAY OF DECEMBER, 2024.

Michael Priddy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL PRIDDY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 30th of December, 2024.

Notary Public
My Commission Expires 03-16-2026
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212