WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of March, 2009.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20090020001 DEEDWARR
Recvd: 03/26/09 12:12 2 pgs
Fees: 13.00 Taxes: 351.50
20090326-0027286

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Michael Cunningham	James Michael Cunningham	147030A05200, 147030A02700, 147030A09400,
(NAME) 1386 Quarry Road	(NAME) 441 Harding Pl. Units A3, B11, D6, D15, G6	147030A06100, 147030A00300
(ADDRESS) Mt. Juliet, TN 37122	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20090409

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Evelyn Frese, Trustee of the Evelyn L. Frese Revocable Living Trust dated December 29, 2002**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **James Michael Cunningham**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

TRACT NO. 1:
BEING Unit B-11 and Unit D-6 of Harding Place Condominiums created under Title 66, Chapter 27, Section 101, et seq. as amended Tennessee Code Annotated, and as established by Master Deed of record in Book 6104, page 725, as amended in Instrument #20050815-0096131, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of the said Master Deed. Reference is hereby made to the Plat of Harding Place Condominiums of record in Plat Book 5200, page 571, said Register's Office, for a more complete description of said Unit.

Tract No. 1 BEING all of the same property conveyed to Evelyn Frese, Trustee of the Evelyn L. Frese Revocable Living Trust dated December 29, 2002 by Warranty Deed from Emery A. Battle, Jr., dated November 15, 2005 and filed of record in Instrument 20051116-0138667, Register's Office for Davidson County, Tennessee.

TRACT NO. 2:
BEING Unit G-6 of Harding Place Condominiums created under Title 66, Chapter 27, Section 101, et seq. as amended Tennessee Code Annotated, and as established by Master Deed of record in Book 6104, page 725, as amended in Instrument #20050815-0096131, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of the said Master Deed. Reference is hereby made to the Plat of Harding Place Condominiums of record in Plat Book 5200, page 571, said Register's Office, for a more complete description of said Unit.

Tract No. 2 BEING all of the same property conveyed to Evelyn Frese, Trustee of the Evelyn L. Frese Revocable Living Trust dated December 29, 2002 by Warranty Deed from Pat V. Depaolo and wife, Jacqueline C. Depaolo, dated November 15, 2005 of record in Instrument 20051117-0139230, Register's Office for Davidson County, Tennessee.

TRACT NO. 3:
BEING Unit D-15 of Harding Place Condominiums created under Title 66, Chapter 27, Section 101, et seq. as amended Tennessee Code Annotated, and as established by Master Deed of record in Book 6104, page 725, as amended in Instrument #20050815-0096131, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of the said Master Deed. Reference is hereby made to the Plat of Harding Place Condominiums of record in Plat Book 5200, page 571, said Register's Office, for a more complete description of said Unit.

Tract No. 3 BEING all of the same property conveyed to Evelyn Frese, Trustee of the Evelyn L. Frese Revocable Living Trust dated December 29, 2002 by Warranty Deed from Harding Place Condominium Association, Inc., dated November 15, 2005 and filed of record in Instrument 20051116-0138672, Register's Office for Davidson County, Tennessee.

TRACT NO. 4:
BEING Unit A-3 of Harding Place Condominiums created under Title 66, Chapter 27, Section 101, et seq. as amended Tennessee Code Annotated, and as established by Master Deed of record in Book 6104, page 725, as amended in Instrument #20050815-0096131, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of the said Master Deed. Reference is hereby made

to the Plat of Harding Place Condominiums of record in Plat Book 5200, page 571, said Register's Office, for a more complete description of said Unit.

Tract No. 4 BEING all of the same property conveyed to Evelyn Frese, Trustee of the Evelyn L. Frese Revocable Living Trust dated December 29, 2002 by Warranty Deed from Douglas Ray Smith, unmarried, dated * and filed of record in Instrument 20051116-0138668, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record of record in Book 8946, Page 348 and Book 9949, page 106, said Register's Office; and subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Harding Place Condominiums, of record in Book 6104, page 725 and Instrument #20050815-0096131, said Register's Office, and By-Laws appended thereto; and to all matters set out on the aforesaid plat.

unimproved ☐

This is improved ☒ property, known as 441 Harding Pl. Units A3, B11, D6, D15, G6, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his/her heirs and assigns forever; and I do covenant with the said GRANTEE 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 18th day of March, 2009.

Evelyn Frese, Trustee of the Evelyn L. Frese Revocable Living Trust dated December 29, 2002

By: Evelyn L. Frese by John Wayne Scott

John Wayne Scott, Attorney in Fact
attorney in fact

STATE OF TENNESSEE

COUNTY OF SUMNER

On this 12th day of March 2009, before me personally appeared John Wayne Scott, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Evelyn Frese, Trustee of the Evelyn L. Frese Revocable Living Trust, and who acknowledged that he executed the same as the free act and deed of Evelyn Frese, Trustee of the Evelyn L. Frese Revocable Living Trust.

Commission expires: 3/24/09

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN

Melissa D. Rogers
Notary Public

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075