WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of June, 2012

Notary Public

MY COMMISSION EXPIRES: 7-4-15 (AFFIX SEAL)

return to:
Title & Escrow, LLC
lls Blvd, Suite 175
e, TN 37215

BILL GARRETT, Davidson County
Trans:T20120050202 DEEDWARR
Recvd: 07/09/12 11:06 2 pgs
Fees:13.00 Taxes:331.15
20120709-0059995

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael J. Harris and Preshias Tomes Harris	New Owner	131010D20300CO
(NAME) 5025 Hillsboro Pike #23C	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Gregory D. Duvall**, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael J. Harris and Preshias Tomes Harris**, 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:

Land in Davidson County, Tennessee, being Unit No. 23-C as shown on the Plat of Georgetown Apartments, a Condominium, of record in Book 5200, Page 4, Register's Office of said County, together with an undivided .310% interest in the common elements of 5125 Hillsboro Homeowner's Association, as described in Book 5211, Page 325 et seq., to which said plan reference is hereby made for a more particular description.

This conveyance is a condominium apartment established pursuant to all the provisions of the Tennessee Horizontal Property Act as set forth in Section 66-27-101 et seq., as amended, Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject 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 building thereon; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Mast Deed establishing a Horizontal Property Regime of 5025 Hillsboro Homeowners' Association of record in Book 5211, Page 325, as amended in Book 5616, Page 133, and Book 6079, Page 516, said Register's Office.

Being the same property conveyed to Gregory D. Duvall by deed from Frances Susanne Coles dated 8/15/03 of record in Instrument No. 200308220121977, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5025 Hillsboro Pike #23C, Nashville, TN 37215

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 we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 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 our hands this **29th** day of **June, 2012**

Gregory D. Duvall

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Gregory D. Duvall**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **29th** day of **June, 2012**

CHRIS CANTRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2015

Notary Public

My commission expires: _____