WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130036410 DEEDWARR
Recvd: 05/02/13 10:41 2 pgs
Fees:13.00 Taxes:878.75
20130502-0044165

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$237,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2013.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2014

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mitchell S. Greenberg	Same As New Owner	**Map 104-7-A**
(NAME) **2635 Blakemore Avenue**	(NAME)	**Parcel 10.00**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS) ,	
(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, WE, **JAMES ANDREW HARDAWAY III AND WIFE, ABIGAIL FRANCES HARDAWAY** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MITCHELL S. GREENBERG,** 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. 10 on the Plan of Blakemore Square Condominiums, of record in Book 6864, page 237, Register's Office for Davidson County, Tennessee, as amended by Amendment to Master Deed of record in Book 6962, page 125, Register's Office for Davidson County, Tennessee, said plan being appended as Exhibit "A" to the Master Deed for Blakemore Square Condominiums, to which plan reference is hereby made for a more complete description, said Unit being more particularly described by Master Deed for Blakemore Square Condominiums, of record in Book 6864, page 237, Register's Office for Davidson County, Tennessee, as amended by Amendment to Master Deed of record in Book 6962, page 125, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Andrew Hardaway, III and Abigail Frances Olena, as tenants in common with right of survivorship, by Warranty Deed from Rachel Amanda Harris, n.k.a. Rachel Akers, filed for record on June 3, 2008 in Instrument No. 20080603-0056737, Register's Office for Davidson County, Tennessee. Abigail Frances Olena has since married and now goes by Abigail Frances Hardaway.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2013 real property taxes have been prorated and assumed by the grantee(s); (b) By-Laws of record in Book 6864, page 266, said Register's Office; (c) Master Deeds contained in Book 6864, page 237 amended in Book 6962, page 125, said Register's Office; and (d) Charter of record in Book 6769, page 600, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **2635 Blakemore Avenue, Nashville, TN 37212**

(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 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, 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 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 30th day of April, 2013.

James Andrew Hardaway III

Abigail Frances Hardaway

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **James Andrew Hardaway III and Abigail Frances Hardaway,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of April, 2013.

Commission expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 6, 2013

Notary Public