WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130087730 DEEDWARR
Recvd: 10/10/13 10:33 2 pgs
Fees:13.00 Taxes:499.50

20131010-0106412

PREPARED BY:
RETURN TO:
BANKERS TITLE & ESCROW CORP.
[illegible] END AVE.
[illegible] TN 37203

JAMES A. [illegible] STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TN

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of October, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1531 Hunt Club Blvd Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Karen E. Blankenship	US Bank	034-07-0A-131.00CO
(NAME)	(NAME)	
157 Harbor Village Drive	P.O Box 20005	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Owensville, Ky 42304	
(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 considerations, the receipt of which is hereby acknowledged, we, **Mindy McConnell Currey and husband Mitchell Alan Currey**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Karen Blankenship, a single woman**, hereinafter called the GRANTEE(S), their heirs and/or 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. 111, as shown on the plan of Harbor Village, Phase IV, Revision 1, a Horizontal Property Regime, filed as Exhibit C to and established by the Declaration of record in Instrument 200306110080857 as amended in Instrument 200307230102986 and 200501200007505, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/ elements appurtenant to said Unit as set forth in the Declaration, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Mindy S. McConnell by Warranty Deed from John E. Tidwell and wife, Janet M. Tidwell, dated June 27, 2005 and filed in Instrument Number 20050711-0079987, Register's Office of Davidson County, Tennessee.

*Mitchell Alan Currey, spouse of the above named Mindy McConnell Currey, joins in this conveyance to convey any and all interest he may have to said property, including marital interest.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:(1) All matters as set forth on the plat of record in Plat Book 6250, Page 626, Register's Office for said county; (2) Restrictive Covenants of record in Book 6628, page 577; Book 6646, Page 543; Book 10672, Page 743; Instrument Number 20070205-0014894; Instrument Number 20030611-0080857; Instrument Number 20030723-0102986 and Instrument Number 20050120-0007505, Register's Office for said County; (3) Charter and By-Laws of the Home Owner's Association of record in Instrument Number 20070205-0014894; Book 6635, Page 254 and Instrument Number 20030611-0080884, Register's Office for said County; (4) Quitclaim Deed to Harbor Village PUD Association, Inc. filed in Instrument Number 20110211-0012143, Register's Office of said County; (5) Easement of record in Book 5589, Page 831;

Book 5970, Page 679; Book 6861, Page 948; Instrument Number 20021121-0144783 and Instrument Number 20021105-0135703, said Register's office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 157 Harbor Village Drive, Madison, TN 37115

(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(S), their heirs and/or 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/or 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 hand this 8th day of October, 2013.

Mindy McConnell Currey, formerly known as ~~Mindy S.~~ McConnell

Mitchell Alan Currey

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mindy McConnell Currey and husband Mitchell Alan Currey, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of October, 2013.

Brenda Huntsman

Notary Public
My Commission Expires: 1/27/15

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1531 Hunt Club Blvd Suite 106
Gallatin, TN 37066