WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140026673 DEEDWARR
Recvd: 04/21/14 12:17 2 pgs
Fees:13.00 Taxes:70.30
20140421-0032886

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $19,000.00

Courtney K. Benjamin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of April, 2014.

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES: 4/9/17
(AFFIX SEAL)

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
Maria Stepan	Maria Stepan	147030A05500
(NAME)	(NAME)	
408 Carters Glen Dr.	408 Carters Glen Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20140597

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, Jack Cunningham**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Maria Stepan**, 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:

BEING Unit D-9 on the Plan of Harding Place Condominium of record in Plat Book 5200, pages 571 and 572, Register's Office for said county, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Harding Place Condominium, a horizontal property regime established by Master Deed of record in Book 6104, page 725, Register's Office for said County

BEING all of the same property conveyed to Jack Cunningham by Warranty Deed from John W. Troutt III dated June 13, 2012 and filed of record in Instrument 20120620-0053905, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to the provisions and requirements of the Tennessee " Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated 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 Condominium, appearing of record in Book 6104, page 725, Register's Office for said County

unimproved ☐

This is improved ☒ property, known as 441 Harding Place Condominium D-9, 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 April, 2014.

Jack Cunningham

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal this 18th day of April, 2014.

Commission expires: 4/19/17

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public