Davidson County DEEDWARR
Recvd: 09/18/14 15:50 2 pgs
Fees:13.00 Taxes:1257.63
20140918-0085970

WARRANTY DEED

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$339,900.00**.

Affiant

Subscribed and sworn to before me, this the 17th day of September, 2014.

Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Aaron Cleveland Moody	New Owner	**Map 082-13-0-C, Parcel 002.00CO**
730 4th Avenue North		
Nashville, TN 37219		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Carl A. Neuhoff* and Cynthia W. Neuhoff, husband and wife
*aka Carl A. Neuhoff, Jr.
**aka Cynthia Neuhoff
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Aaron Cleveland Moody, an unmarried man

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 2, along with Garage No. G2 as specified on the Plat shown in the Master Deed, on the Plan of Harrison Square Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Harrison Square Condominiums, of record under Instrument No. 20060823-0103941, amended in Instrument No. 20071025-0123183. Instrument No. 20080104-0001138, and Instrument No. 20090127-0006865, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Harrison Square Condominiums for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20060823-0103941, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Carl A. Neuhoff, Jr. and married man and Cynthia Neuhoff, his wife by Deed from Craighead Patten Properties II, a Tennessee general partnership, of record in Instrument No. 20061006-0124630, re-recorded in Instrument No. 20070220-0020803 and re-re- recorded in Instrument No. 20070313-0030730, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) The Plan as shown as Exhibit "E" to the Master Deed of record in Instrument No. 20060823-0103941, amended in Instrument No. 20071025-0123183. Instrument No. 20080104-0001138 and Instrument No. 20090127-0006865,said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) All matters shown on the Plan of record in Minute Book D, Page 734, Register's Office for Davidson County, Tennessee.

3) An application to combine Parcels of record in Instrument No. 20050520-0057170, Register's Office for Davidson County, Tennessee.

4) Stormwater Detention Agreement of record in Instrument No. 20051123-0141928 and in Instrument No. 20060822-0103456, Register's Office for Davidson County, Tennessee.

5) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20051209-0147924 and in Instrument No. 20060822-0103433, Register's Office for Davidson County, Tennessee.

6) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration 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 limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Harrison Square Condominiums of record in Instrument No. 20060823-0103941, amended in Instrument No. 20071025-0123183. Instrument No. 20080104-0001138 and Instrument No. 20090127-0006865, Register's Office for Davidson County, Tennessee.

7) Charter of Harrison Square Condominium Owners' Association, Inc., of record in Instrument No. 20060823-0103940, Register's Office for Davidson County, Tennessee.

8) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTORS HEREIN.

This is improved (_X__) Unimproved (____) property, known as: **730 4th Avenue North, Nashville, TN 37219**

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 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 my/our hand(s) this **17th** day of **September, 2014.**

Carl A. Neuhoff

Cynthia W. Neuhoff

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Carl A. Neuhoff and Cynthia W. Neuhoff,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **17th** day of **September, 2014.**

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 2/13/17

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017