THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 14081623**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $164,500.00. Affiant Subscribed and sworn to before me, this 19th day of September, 2014. Notary Public My Commission Expires: 9-26-16

CHERYL A. DILLON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

CHERYL A. DILLON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Jonathan Harris and Karen Harris 205 Hillsboro Place Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-03-0D-205.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Benjamin J. McMichael, married and Frank Gay McMichael, married** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Jonathan Harris and Karen Harris, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 205, Hillsboro Station Condominiums, as shown on Plat of Record in Book 6250, Pages 751, 752 and 753 and as established under Master Deed of record in Book 6740, Page 37, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Benjamin J. McMichael and Frank Gay McMichael, as tenants in common with rights of survivorship by deed from Marion Singleton and Audrey Singleton and Lori Singleton of record in Instrument No. 20100923-0075653 Register's Office for Davidson County, Tennessee, dated September 17, 2010 and recorded on September 23, 2010.

Hayley Morgan McMichael joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Benjamin J. McMichael.

Frank Gay McMichael warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The execution of this instrument is effected by the signature of Benjamin J McMichael as Attorney-in-fact for Frank Gay McMichael, which Power of Attorney is recorded in Instrument No. 20140923-0087417, and also Effected by the signature of Benjamin J McMichael as Attorney-in-fact for Hayley Morgan McMichael, which Power of Attorney is recorded in Instrument No. 20140923-0087416, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20140071263 DEEDWARR
Recvd: 09/23/14 14:17 3 pgs
Fees:18.00 Taxes:608.65
20140923-0087418

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2014 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6250, Page 751 through 753, inclusive, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to 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 the 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 buildings 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 6740 of record in Instrument Number 37, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 6740, Page 45, in the Register's Office for Davidson County, Tennessee.

Charter of record in Book 6747, Page 6, in the Register's Office for Davidson County, Tennessee.

Rules and Regulations of record in Book 8140, Page 689, in the Register's Office for Davidson County, Tennessee.

Easement of record in Book 6595, Page 58, Book 3531, Pages 576 and 592 and Book 4633, Page 464, in the Register's Office for Davidson County, Tennessee. Agreement of record in Book 6629, Page 452, in the Register's Office for Davidson County, Tennessee.

Easement of record in Book 3965, Page 909, Book 4158, Page 34, Book 4633, Page 468, Book 1877, Page 581 and Book 3531, Page 572, in the Register's Office for Davidson County, Tennessee.

Restrictions of record as Instrument Number Instrument No. 20100923-0075653 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 205 Hillsboro Place Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of September, 2014.

Benjamin J. McMichael

Frank Gay McMichael by Benjamin J. McMichael as Attorney in fact

Hayley Morgan McMichael by Benjamin J. McMichael as Attorney in fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Benjamin J. McMichael, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of September, 2014.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Benjamin J McMichael** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Frank Gay McMichael,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 19th day of September, 2014

Notary Public My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

STATE OF TENNESSEE
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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Benjamin J McMichael** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Hayley Morgan McMichael,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 19th day of September, 2014

Notary Public My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018