BILL GARRETT, Davidson County
Trans:T20140072940 DEEDWARR
Recvd: 09/29/14 13:21 2 pgs
Fees:13.00 Taxes:2393.90
20140929-0089492

WARRANTY DEED

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 647,000.00

Christopher H. Keen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of September, 2014

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Christopher Keen	NEW OWNER	Parcel ID:
142 Grassland Drive		SEE BELOW
Gallatin, TN 37066		

FOR AND IN 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

Harding Properties, LLC

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Christopher Keen , married

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:

A certain condominium unit located in Davidson County, Tennessee, being Unit Nos. A-102, A-104, A-105, A-110, A-111, A-112, A-114, A-116, A-118, B-104, B-116, B-117, C-101, C-102, C-103, C-111, C-113, D-115, E-104, F-106, F-115, F-117, F-118, and F-120 of Caldwell Court Condominiums, a Condominium Development 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, under the Master Deed establishing Caldwell Court Condominiums of record in Book 6188, Page 744, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof, said Unit being depicted on Exhibit A-2 to said Master Deed, together with the percentage interest in the common elements and voting percentage as set forth in Exhibit A-1 to said Master Deed.

BEING part of the same property conveyed to Harding Properties, LLC by deed from Alex Schauffert, of record in Instrument 20121105-0101503, dated October 3, 2012, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 6188, Page 744; Instrument 200705090055551; and 200710110120947, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 6188, Page 744; and (3) Sewer Easement of record in Book 4895, Page 829, said Register's Office.

Parcel ID #'s:
147020B00200; 147020B00400; 147020B00500; 147020B01000; 147020B01100; 147020B01200; 147020B01400; 147020B01600; 147020B01800; 147020B02400; 147020B03600; 147020B03700; 147020B03900; 147020B04000; 147020B04100; 147020B04900; 147020B05100; 147020B07700; 147020B08600; 147020B10800; 147020B11700; 147020B11900; 147020B12000; 147020B12200

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 550 Harding Place, 24 units, Nashville, TN 37211

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 my hand this 24th day of September, 2014.

Harding Properties, LLC

BY: _____

Johnathan Mills
Member/CEO

STATE OF COLORADO
COUNTY OF DENVER

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Johnathan Mills with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Member/CEO respectively of the Harding Properties, LLC the within named bargainer, and that he/she as such Member/CEO being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of The said Johnathan Mills as such Member/CEO.

Witness my hand and official seal this 24 day of September, 2014.

My Commission Expires: 13 July 2015

_____
Notary Public

JOSEPH CIZMORRIS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20114044860
MY COMMISSION EXPIRES JULY 13, 2015