THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14081752**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $284,675.00. Affiant Subscribed and sworn to before me, this 26th day of September, 2014. Notary Public My Commission Expires:

RACHEL NEAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

BILL GARRETT, Davidson County
Trans: T20140073020 DEEDWARR
Recvd: 09/29/14 14:48 2 pgs
Fees: 13.00 Taxes: 1053.30
20140929-0089592

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jean Roseman 4200 West End Avenue #309 Nashville TN 37205	New Owner	Tax Parcel ID No. 103120A02100CO

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, **John A. Bridges, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jean Roseman**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 309 and parking spaces applicable in a Horizontal Property Regimen which is located on the Plan of Section I, Harding House Condominiums, as shown by plat of record in Plat Book 4675, Page 60 and amended in Book 4860, Page 82, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to John A. Bridges by Warranty Deed from Kevin Hackney a single man, recorded on the 30th day of May, 2008 in Instrument No. 20080530-0055202, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HARDING HOUSE CONDOMINIUM APARTMENTS, as recorded in Book 4675, Page(s) 60, as amended in Book 4860, Page 82, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Charter of Harding House Association, Inc. recorded in Book 4759, Page 657 and Book 5579, Page 985.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the

Master Deed and ByLaws establishing HARDING HOUSE CONDOMINIUM APARTMENTS of record in Book 4759, Page 665, corrected in Book 4768, Page 818, as amended by instrument(s) of record in Book 4979, Page 944, corrected in Book 5898, Page 767 and Book 5898, Page 769; also subject to easements, rights and interests 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.

Terms and provisions of By-Laws recorded in Book 4759, Page 699, amended in Book 5572, Page 149.

This is improved property located at 4200 West End Avenue #309 Nashville TN 37205.

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 26th day of September, 2014.

John A. Bridges

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John A. Bridges, 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 26th day of September, 2014.

Notary Public

My Commission Expires: _____

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
JULY 3, 2017