THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15115819** BILL GARRETT, Davidson County Trans:T20150101178 DEEDWARR Recvd: 11/30/15 14:24 2 pgs Fees:13.00 Taxes:847.30 20151130-0120589	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $229,000.00. Affiant Subscribed and sworn to before me, this 24th day of November, 2015. Notary Public My Commission Expires: SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner: Helen L. Hardaway and James A. Hardaway, Jr. 109 SYLVAN GLEN CT #109 Nashville TN 37209-3639	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091160A10900CO

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, **Alison R. Asaro, a single person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Helen L. Hardaway and James A. Hardaway, Jr., wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Unit 109, Sylvan Glen Condominiums, created under Title 66, Chapter 27, Sections 101 et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed establishing Sylvan Glen Condominiums, of record in Book 7249, Page 494, as amended in Book 7346, Page 974, Register's Office for Davidson County, Tennessee, 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 plat of Sylvan Glen Condominiums, as set forth in Exhibits C and D of said Master Deed, for a more complete identification and description of such Unit.

Being the same property conveyed to Alison R. Asaro, a single person by Warranty Deed from Teresa Ann King, an unmarried woman, recorded on the 23rd day of June, 1999 in Deed Book 11540, Page 387, 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 2016 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.

Terms and provisions of By-Laws of Sylvan Glen Homeowners' Association, Inc. recorded in Book 7249, Page 525.

Charter of Homeowners Association recorded in Book 7249, Page 490.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing SYLVAN GLEN CONDOMINIUMS of record in Book 7249, Page 494 , as amended by instrument(s) of record in Book 7346, Page 974; 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.
Easement for Sewer, recorded in Book 682, Page 42.

This is improved property located at 109 SYLVAN GLEN CT #109 Nashville TN 37209-3639

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 24th day of November, 2015.

Alison R. Asaro

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 24th day of November, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018