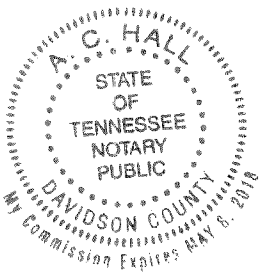
Davidson County DEEDWARR
Recvd: 03/02/16 11:51 2 pgs
Fees:13.00 Taxes:880.60
20160302-0019938

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of March, 2016.

Notary Public

MY COMMISSION EXPIRES: 5-8-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Taylor J. Wohlfahrt	First Bank	082 13 0G 405.00
(NAME)	(NAME)	
303 Criddle St., Unit 405	885 Conference Drive, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Thirty-Eight Thousand And No/100 Dollars ($238,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Andrew W. Leavitt, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Taylor J. Wohlfahrt, an unmarried woman**, 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. 405, as specified on the Plat shown on the First Amendment to 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, First Amendment in Instrument No. 20071025-0126183, in Instrument No. 20080104-0001138 and in 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 "A" to the First Amendment to Master Deed of record under Instrument No. 20071025-0126183, said Register's Office, for a more complete identification and description of such Unit.

File Number: GRN-160532SSO

Being the same property conveyed to Andrew W. Leavitt, an unmarried man by Warranty Deed from Craighead Patten Properties II, a Tennessee General Partnership dated July 17, 2009 and recorded July 21, 2009 as Instrument No. 200907210068130, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 303 Criddle St., Unit 405, 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, 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, has 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 our hands this 29th day of February, 2016.

2/29/16

Andrew W. Leavitt

STATE OF MA

COUNTY OF Suffolk

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Andrew W. Leavitthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of February, 2016.

Notary Public

My Commission Expires: 3/11/16

(SEAL)

MICHAEL J. O'SULLIVAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires March 11, 2016

File Number: GRN-160532SSO

I Anita L. Leach, 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 correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Shelly M Smith

Commission Expires
10-24-2018