# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160022631 DEEDWARR
Recvd: 03/21/16 09:22 2 pgs
Fees:13.00 Taxes:579.79
20160321-0026299

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF March, 2016.

Notary Public

MY COMMISSION EXPIRES: _____.

(AFFIX SEAL)

MST 2016-0207

**THIS INSTRUMENT WAS PREPARED BY:**

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jeff Harmon, Trustee | New Owner | 131-05-0B-439.00-CO |
| (NAME) | (NAME) | |
| 4119 Hillsboro Pike, 103-162 | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, I, **Gary W. Whitaker, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeff Harmon, Trustee, of The Jeff B. Harmon Trust dated August 11, 1989** 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 located in Davidson County, Tennessee, being Apartment Unit 439 of Four Seasons Condominium created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record at Book 6841, page 349, as amended at Book 6847, page 122, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in said Master Deed as Exhibit "B", and said Unit as shown on Exhibit "D" to said Master Deed, and as shown on the plat at Book 5050, page 30, all recording references to the Davidson County Register's Office, all of which are incorporated herein and reference is hereby made to same for a complete identification and description of said Unit.**

**Being the same property conveyed to Gary W. Whitaker by Warranty deed from Jack A. Pirrie, Jr., unmarried of record in Book 10647, page 737, Register's Office for Davidson County, Tennessee, dated October 15, 1997 and recorded on October 16, 1997.**

**Subject to:** Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable,; Taxes for the year 2016 a lien, not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 5050, Page 30, 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 Four Seasons Condominium, with By-Laws appended thereto, of record in Book 6841, Page 349, and amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee. Charter of Incorporation of Four Season's Homeowners Association of record in Book 6855, Page 917, amended in Book 8176, Page 697, in the Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan attached as Exhibit D to the Master Deed establishing a Horizontal Property Regime of Four Seasons Condominium, of record in Book 6841, Page 349, Register's Office for Davidson County, Tennessee. Agreement regarding Utility Service of record in Book 4821, Page 20 and Book 5388, Page 503, in the Register's Office for Davidson County, Tennessee. Easement of record in Book 7776, Page 899, in the Register's Office for Davidson County, Tennessee. Easement Agreement and Consent of record in Book 6869, Page (s) 157 and 162, re-recorded in Book 6870, Page 966, in the Register's Office for Davidson County, Tennessee. Easement of record in Book 5158, Page 852, in the Register's Office for Davidson County, Tennessee. Engineering Report of record in Book 6847, Page 125, in the Register's Office for Davidson County, Tennessee.

This property, known as 439 Summit Ridge Place, Nashville, TN 37215-3814
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/~~our~~ hand(s) this 17th DAY OF March, 2016.

Gary W. Whitaker

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gary W. Whitaker, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of March, 2016.

Notary Public

My Commission Expires: 9/5/16

(SEAL)

