THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16037094** J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $335,000.00. Affiant Subscribed and sworn to before me, this 14th day of April, 2016. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: J. Buist RichardsonIII and Martha Y. Richardson 4200 West End Avenue #409 Nashville TN 37205-2010	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103120A03200CO

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, **Gary M. Fradkin and Carol L. Fradkin, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **J. Buist RichardsonIII and Martha Y. Richardson, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Apartment 409, Harding House Condominium Apartments, as shown on plat of record in Plat Book 4675, Page 60 and as established under Master Deed of record in Book 4759, Page 665, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit. Covered parking space No. 33 is a limited common element for the exclusive use of the occupant of said apartment.

Being the same property conveyed to Gary M. Fradkin and wife, Carol L. Fradkin by Warranty Deed from Kendall Moore, an unmarried man, recorded on the 29th day of February, 2008 in Instrument No. 20080229-0020104, 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HARDING HOUSE CONDOMINIUM APARTMENTS, as recorded in Plat Book 4675, Page(s) 60.

Charter of Harding House Association, Inc. recorded in Book 4759, Page 657 and Book 5579, Page 985.

BILL GARRETT, Davidson County
Trans:T20160031776 DEEDWARR
Recvd: 04/19/16 09:01 2 pgs
Fees:13.00 Taxes:1239.50
20160419-0037500

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.

This is improved property located at 4200 West End Avenue #409 Nashville TN 37205-2010

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 14th day of April, 2016.

Gary M. Fradkin by Carol Fradkin attorney in fact
Gary M. Fradkin
By: Carol L. Fradkin, Attorney in Fact

Carol L. Fradkin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carol L. Fradkin, 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 14th day of April, 2016.

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

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carol L. Fradkin, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Gary M. Fradkin, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 14th day of April 2016.

Notary Public

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