Return to: Waterstone Title
1608 Williams Dr. Ste 103
Murfreesboro, TN 37129

BILL GARRETT, Davidson County
Trans:T20160035782 DEEDWARR
Recvd: 05/02/16 09:18 2 pgs
Fees:13.00 Taxes:1017.50
20160502-0042482

WARRANTY DEED

ROBIN BOWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: 5/23/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
First Community Title & Escrow Company, 200 East Main Street, McMinnville, TN 37110

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lara Hilliard	Lara Hilliard	103 16 0B 042.00
(NAME)	(NAME)	
4215 Harding Pike, Unit 407	123 Hickory Ct.	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205	McMinnville, Tennessee 37110	
(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, Andrew W. Potts, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lara Hilliard, 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 tract of land lying and being in DAVIDSON COUNTY, TENNESSEE, and described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 407, as shown on the Plat of Windsor Tower, a condominium, of record in Book 5200, Page 71, Register's Office for Davidson County, Tennessee, together with an undivided .707% interest in common elements of 4215 Harding Road Homeowner's Association, as described in Book 5313, Page 338, et seq., Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2016, and subsequent years; the Plan, with Owner's Certificate, of record in Plat Book 5200, Page 71, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; the provisions of the condominium Master Deed of record in Book 5313, Page 338, as amended in Book 8666, Page 789, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

Being the property conveyed to Andrew W. Potts by deed from Rosemary S. Vaughn Gryka of record in Instrument No. 20070308-0028803, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by the Grantees; All matters appearing on the Plan of record in Plat Book 5200, Page 71, Master Deed and By-Laws for 4215 Harding Road Homeowner's Association of record in Book 5313, Page 338, as amended in Book 8666, Page 789, Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3956, Page 943,; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4215 Harding Pike, Unit 407, Nashville, TN 37205

(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 hand this 29th day of April, 2016.

Andrew W. Potts

Andrew W. Potts

State of Tennessee

County of Rutherford

On this 29th day of April, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Andrew W. Potts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: 5/23/16

Robin Bowman

Notary Public

ROBIN BOWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD