THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16036964** BILL GARRETT, Davidson County Trans:T20160040178 DEEDWARR Recvd: 05/13/16 12:41 2 pgs Fees:13.00 Taxes:1831.50 20160513-0047943	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $495,000.00. Betsy Bennett Affiant Subscribed and sworn to ~~before me~~, this 3rd day of May, 2016. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Lucy Carter 2120 Harding Place Nashville TN 37215-4104	Send Tax Bills To: New owner	Tax Information: Tax Parcel ID No. 130-08-0-I00-80-0CO

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, **Betsy Bennett, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lucy Carter,** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, State of Tennessee, described as follows, to wit: Unit No. 3A (Parcel No. 08), together with the attached garage, in Harding Hall, a Condominium, a Horizontal Property Regime, as shown on the plat of Harding Hall Subdivision, recorded in Instrument No. 20020815-0099045, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Instrument No. 20020815-0099097 and as corrected in Instrument No. 200301090003946, Register's Office for Davidson County, Tennessee, to which reference is hereby made, together with an undivided percentage interest in the common area/elements appurtenant to said Unit and as set forth in the said Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to Betsy Bennet, an unmarried woman by Warranty deed from George D. Brantly and wife, Irene B. Brantly of record in Instrument No. 20130611-0059502 Register's Office for Davidson County, Tennessee, dated June 07, 2013 and recorded on June 11, 2013.

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.

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20020815-0099045, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master Deed Establishing a Horizontal

Property Regime of Harding Hall of record in Instrument Number 20020815-0099097, as Corrected in Instrument No. 20030109-0003946 , Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Easements to The Metropolitan Government of Nashville and Davidson County for Sanitary Sewers and/or Storm Drainage of record in Book 4305, Page 865, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument Number 20011205-0133874, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 2120 Harding Place Nashville TN 37215-4104

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 3rd day of May, 2016.

Betsy Bennett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Betsy Bennett, 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 3rd day of May, 2016.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018