STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $443,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of May, 2016.

Notary Public

My commission expires: 5-27-19

W. REID SOLOMON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires May 27, 2019

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

BILL GARRETT, Davidson County
Trans:T20160046680 DEEDWARR
Recvd: 06/02/16 15:16 2 pgs
Fees:13.00 Taxes:1639.10
20160602-0055821

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Kecia N. Carroll	New Owner	**130-08-0I-002.00-CO**
2128 Harding Place		
Nashville, TN 37215-4104		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Cynthia Blakley Hickerson, Trustee, 2014 Blakley Trust FBO Blakley Neal McMeans

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kecia N. Carroll

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. 1-A (Parcel No. 02), 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 Register's Office for Davidson County, Tennessee, as Corrected by Instrument of Correction recorded in Instrument No. 20030109-0003946, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Harding Hall, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Instrument No 20020815-0099097 et seq., Register's Office for Davidson County, Tennessee, as Corrected by Instrument of Correction recorded in Instrument No. 20030109-0003946, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Cynthia Blakley Hickerson, Cathy Lynn Blakley Bosson and Alton E. Blakley, Jr., Trustees of the Alton Blakley Trust for Blakley Neal McMeans Under Agreement dated 12-30-02 by Warranty deed from Journal Newspapers, Inc., a Tennessee corporation of record in Instrument No. 20030114-0005830 Register's Office for Davidson County, Tennessee, dated January 07, 2003 and recorded on January 14, 2003.

Being the same property conveyed to Cynthia Blakely Hickerson, Trustee of the 2014 Blakley Trust fbo Blakley Neal McMeans by Trustees' Quitclaim deed from Cynthia Blakley Hickerson, Cathy Lynn Blakley Bosson, and Alton E. Blakley, Jr., Co-Trustees of the Alton Blakley Trust for Blakley Neal McMeans dated December 30, 2002 of record in Instrument No. 20141211-0113371 Register's Office for Davidson County, Tennessee, dated November 17, 2014 and recorded on November 06, 2014.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 2128 Harding Place, Nashville, TN 37215-4104.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 HANDS EFFECTIVE AS OF May 31, 2016:

Cynthia Blakley Hickerson, trustee
Cynthia Blakley Hickerson, Trustee

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF Davidson	)	

Personally appeared before me, a Notary Public of said County and State, Cynthia Blakley Hickerson, Trustee, 2014 Blakley Trust FBO Blakley Neal McMeans, the within named Grantor(s), with whom I am personally acquainted (or proved 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, at office, this the 31st day of May, 2016.

My Commission Expires: 6-5-16

Notary Public

20161219R

