WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160082366 DEEDWARR
Recvd: 09/20/16 11:13 2 pgs
Fees: 13.00 Taxes: 925.00
20160920-0098808

B-RL-16-130-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Barbara Suhadolnik	**New owner**	
(NAME)	(NAME)	
1516 Bledsoe Ln		**143-03-0D-130.00-CO**
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **JAMES H. REED, IV, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BARBARA SUHADOLNIK AND ROY SUHADOLNIK, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson county, Tennessee, being Unit No. 130 on the plan of (revised) Harpeth Trace Highrise Condominium Apartments of record in Plat Book 5050, Page 47, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Harpeth Trace Condominiums, a Horizontal Property Regime established by Master deed of record in Book 5116, Page 751, said Register's Office.

Being the same property conveyed to James H. Reed, IV, unmarried by Warranty deed from Edward S. Knight, unmarried of record in Instrument No. 20131008-0105380 Register's Office for Davidson County, Tennessee, dated October 03, 2013 and recorded on October 08, 2013.

This conveyance is subject to:
- 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 47, 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 Harpeth Trace Condominiumof record in Book 5116, Page 751, Register's Office for Davidson County, Tennessee.
- Restrictive covenants of record in Book 5120, Page 918, corrected in Book 5182, page 767, amended in Book 5182, page 769, in the Register's Office for Davidson County, Tennessee.
- Charter of Incorporation of Harpeth Trace Services Association of record in Book 5120, Page 199, amended in Book 6556, page 693, in the Register's Office for Davidson County, Tennessee.
- Charter of Incorporation of Harpeth Trace Condominiums of record in Book 8052, Page 512, in the Register's Office for Davidson County, Tennessee.
- Easements to the Metropolitan Government of Nashville and Davidson County for Sanitary Sewers and/or storm drainage of record in Book 4889, Page 192, Book 5099, page 783, Book 5142, pages 690 and 694, in the Register's Office for Davidson County, Tennessee.
- Easement for ingress and egress of record in Book 4734, Page 901, in the Register's Office for Davidson County, Tennessee.
- Easement for access of record in Book 3930, Page 192, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **130 Harpeth Trace , Nashville, Tennessee 37221**.

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 hand(s) this ~~the~~ 15th DAY OF SEPTEMBER, 2016.

James H. Reed IV by Ryan Lux, Attorney in Fact

James H. Reed, IV by Ryan Lux,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Lux, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JAMES H. REED, IV, and who acknowledged he/she/they executed the same as the free act and deed of the said JAMES H. REED, IV.

Witness my hand and official seal, this the 15th of September, 2016.

Megan Paulus

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212