| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 16088981**<br><br>PLEASE RETURN TO:<br>WARRANTY TITLE INSURANCE CO<br>165 INDIAN LAKE BLVD, STE 106<br>HENDERSONVILLE, TN 37075 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $325,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 30th day of September, 2016.<br><br>Notary Public<br>My Commission Expires: 9/18/17<br><br>CHRISTINE LUND STATE TENNESSEE NOTARY PUBLIC SUMNER COUNTY |

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Rena Leslie<br>303 Criddle Street<br>Nashville TN 37219 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>082-13-0G-111.00 CO |

**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, **Michael Barr, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rena Leslie, a single woman** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 111 on the Plan of Harrison Square Condominiums, Phase II, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed and By-Laws for Harrison Square Condominiums, of record in Instrument No. 20060823-0103941 and amended in Instrument No. 20071025-0126183, Instrument No. 20080104-0001138 and in Instrument No. 20090127-0006865, Registers Office for Davidson County, Tennessee, including without limitation, the By-Laws appended thereto, said Register s Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Harrison Square Condominiums, Phase 11, for placement of Units, as shown on Exhibit "A" to the First Amendment to the Master Deed of record in Instrument No. 20071025-0126183, said Register s Office, for a more complete identification and description of such Unit.

TOGETHER with Carport Space No. CP-8, which Carport is a Limited Common Element as described in the Master Deed, as amended.

Being the same property conveyed to MICHAEL BARR, by deed from CRAIGHEAD PATTEN PROPERTIES II, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20091125-0108283, dated November 23, 2009, being corrected by Instrument of Correction of record in Instrument No. 20101214-0099257, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 082-13-0G-111.00 CO.

BILL GARRETT, Davidson County
Trans:T20160086623 DEEDWARR
Recvd: 10/03/16 10:37 2 pgs
Fees:13.00 Taxes:1202.50
20161003-0103867

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20060823-0103941, amended in Instrument No. 20071025-0126183, Instrument No. 20080104-0001138 and Instrument No. 20090127-0006865, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20060518-0058543, said Register's Office.

Agreement for Dedication of Easement for Storm Drainage of record in Instrument No. 20060518-0058549, said Register's Office.

This is improved property located at 303 Criddle Street Nashville TN 37219

**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 30th day of September, 2016.

Michael Barr

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Barr, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2016.

Notary Public

My Commission Expires: _____

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