WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160092223 DEEDWARR
Recvd: 10/19/16 09:51 2 pgs
Fees:13.00 Taxes:1868.50
20161019-0110348

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $505,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of October, 2016.

Notary Public

My commission expires: 5-8-18
(AFFIX SEAL)

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Hurst Bunn Hatch, III,Trustee **Barbara F. Hatch, Trustee**	**OWNERS**	**Map 130-08-0-I Parcel 006.00co**
2126 Harding Place		
Nashville, Tennessee 37215		

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

2126 Harding Place, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hurst Bunn Hatch, III and Barbara F. Hatch, Trustees of the Hatch Revocable Living Trust U/A/D February 4, 2015

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:

Land in Davidson County, Tennessee, being Unit No. 2B (Parcel No. 6), together with the attached garage in Harding Hall, a Condominium, a Horizontal Property Regime, as shown on the plat of Harding Hall Subdivision, recorded as Instrument No. 20020815-0099045, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded as Instrument No. 20020815-0099097, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Peggy B. Nelson, a single person, for and during the term of her natural life a life estate and upon her death, a fifty percent (50%) undivided remainder interest in fee simple to John T. Johnson, Jr. and a fifty percent (50%) undivided remainder interest in fee simple to Scott B. Johnson, by Deed dated April 25, 2003 from Debra June Haneline Boaz and Daniel Robert Haneline, the sole heirs-at-law and by devise of Robert A. Haneline, deceased, of record in Instrument No. 20030429-0057012, Register's Office for Davidson County, Tennessee. The said Peggy B. Johnson having died on April 3, 2014. The said John T. Johnson, Jr. having quitclaimed to Scott B. Johnson, Trustee of the John T. Johnson, Jr. 2014 Irrevocable Residence Trust under agreement dated May 15, 2014, of record in Instrument No. 20140515-0041992, said Register's Office. The said Scott B. Johnson having quitclaimed to John T. Johnson, Jr., Trustee of the Scott B. Johnson 2014 Irrevocable Residence Trust under agreement dated May 14, 2014, of record in Instrument No. 20140515-0041993, said Registers' Office. The said John T. Johnson, Jr., Trustee of the Scott B. Johnson 2014 Irrevocable Residence Trust under agreement dated May 15, 2014, and Scott B. Johnson, Trustee of the John T. Johnson, Jr. 2014 Irrevocable Residence Trust under agreement dated May 15, 2014 having quitclaimed to 2126 Harding Place, LLC, a Tennessee limited liability company, of record in Instrument No. 20140515-0041994, said Register's Office.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as shown in Instrument No. 20020815-0099045, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4305, Page 865, Register's Office for Davidson County, Tennessee. (3) The Premises herein insured is a condominium apartment established pursuant to all 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 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and By-Laws establishing a Horizontal Property Regime of Harding Hall, a Condominium, of record in Instrument No. 20020815-0099097 and corrected in Instrument No. 20030109-0003946, Register's Office for Davidson County, Tennessee. (4) Stormwater Detention Agreement of record in Instrument No. 20011205-0133874, said Register's Office. (5) Subject to a N.E.S. Public Utility Easement of record in Instrument No. 20020205-0015680, said Register's Office. (6) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (_X___) Unimproved (____) property, known as **2126 Harding Place, Nashville, Tennessee 37215**

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 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/our hand(s) this **17th** day of **October, 2016.**

2126 Harding Place, LLC , a Tennessee limited liability company

BY: _____

Scott B. Johnson, Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Scott B. Johnson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Secretary** of **2126 Harding Place, LLC ,** a Tennessee limited liability company, the within named bargainor, and that he, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Scott B. Johnson** as **Secretary.**

Witness my hand and official seal at Nashville, Tennessee, this **17th** day of **October, 2016.**

_____

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17