BILL GARRETT, Davidson County
Trans:T20160103463 DEEDWARR
Recvd: 11/22/16 15:13 2 pgs
Fees:13.00 Taxes:553.15
20161122-0123443

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Darrell Urban & Gregory E. Harris
126 Cottage Place
Nashville, TN 37214-2049

SEND TAX BILL TO:
New owner

MAP/PARCEL 095-02-0A-126.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Donna L. Fridgant, an unmarried woman,** has this day bargained and sold, and does hereby transfer and convey unto **Darrell Urban and Gregory E. Harris, tenants in common with rights of survivorship,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

> **Land in Davidson County, Tennessee, being Unit No. 58 on the Plan of Cottage Place Condominiums, of record in Book 6520, Pages 816-823, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements, all as described in the Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6520, Page 745, said Register' s Office, as amended by Amendment to Master Deed, Declaration of Covenants, Conditions, and Restrictions, of record in Book 6569, Page 212, said Register's Office.**
>
> **Being the same property conveyed to Donna L. Fridgant, unmarried by Warranty deed from J. W. Morley and wife, Marsha A. Morley of record in Book 10954, page 827, Register's Office for Davidson County, Tennessee, dated May 29, 1998 and recorded on June 01, 1998.**

This is improved property known as: **126 Cottage Place, Nashville, Tennessee 37214-2049.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all

6520, page 745, amended in Book 6569, Page 212, Book 6625, Page 506, Book 6636, Page 722 and Book 6902, Page 829 and Book 6749, Page 627, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 18th day of November, 2016.

Donna L. Fridgant

Donna L. Fridgant

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Donna L. Fridgant,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 18th day of November, 2016.

Beverly J. Heatherly

NOTARY PUBLIC

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $149,500.00.

Kristen Booth

AFFIANT

Subscribed and sworn to before me this the 18th day of November, 2016.

NOTARY PUBLIC

My Commission Expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

File No: 169942