Davidson County	DEEDWARR
Recvd: 12/05/16 11:09	3 pgs
Fees:18.00 Taxes:1198.80	
20161205-0127281	

WARRANTY DEED

File #16438

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 12-6-2019

(AFFIX SEAL)

KATHLEEN LEE MCCLELLAN — STATE OF TENNESSEE NOTARY PUBLIC — WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Whitney Reed Harrison	New Owner	-103-16-0H-005.00-CO
(NAME)	(NAME)	
4040 Woodlawn Drive #14		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Carolyn W. Huber, a married woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Whitney Reed Harrison, married,** HEREINAFTER CALLED THE GRANTEE, HER 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. 14 on the plan of Stanford Place, a condominium horizontal property regime, as shown on Exhibit "B" to the Master Deed as of record at Book 10018, Page 140, as amended in Book 10058, Page 623 and Instrument No. 20111107-0086922, Register's Office for Davidson County, Tennessee, and as described therein and to said Master Deed reference is hereby made and the same incorporated herein for a complete description of said Unit and of the conveyance hereby made, together with all fixtures, appliance, wall coverings, carpets and/or floor coverings, and/or other improvements as agreed and with the undivided interest in the General and Limited Common Elements appurtenant thereto (all herein collective referred to as the "Property").

Being the same property conveyed to Carolyn W. Huber by Warranty deed from Ruth Randolph, Trustee and Ray Randolph, Trustee of record in Instrument No. 20040601-0063909 Register's Office for Davidson County, Tennessee, dated May 28, 2004 and recorded on June 1, 2004. This property is not the homestead or current residence of the grantor or her spouse.

This conveyance is subject to: The Master Deed for Stanford Place of record at Book 10018, page 140, as amended in Book 10058, page 623 and Instrument No. 20111107-0086922, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 4040 Woodlawn Drive, Unit 14, Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, her heirs and assigns forever; and we do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hand this 2nd day of December, 2016.

Carolyn W. Huber

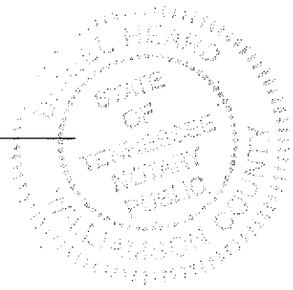
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Carolyn W. Huber, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day December, 2016.

My commission expires: 8-4-2020

Notary Public



RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Alice J. Stewart, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 4/11/2020

Alice J. Stewart

