(1)

WARRANTY DEED

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $794,450.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2017.

Notary Public

MY COMMISSION EXPIRES: 03-07-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Veronica T. Mallett	NEW OWNER	131-08-OF-005.00
(NAME)	(NAME)	
1129 Granny White Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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 considerations, the receipt of which is hereby acknowledged, **1129 Granny White Court, LLC, a Florida limited liability company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Veronica T. Mallett and husband, Kevin I. Brisco**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, a Certain Condominium Unit, described as follows: Unit 6-B, in a Horizontal Property Regime as shown on the condominium site plan of Harding Heights Condominium, as of record on Exhibit "A" of the Supplement to the Master Deed of Harding Heights, of record in Instrument No. 20050504-0050176, Register's Office for Davidson County, Tennessee.

The Premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq., of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of the 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Harding Heights Condominium, as of record in Instrument No. 20040521-0059693, and as supplemented in Instrument No. 20050504-0050176, said Register's Office.

Being the same property conveyed to 1129 Granny White Court, LLC, a Florida Limited Liability Company by Quit Claim Deed from Mark G. Swanson and Gilda M. Swanson, husband and wife dated 10/04/2012, recorded 10/26/2012, of record in Instrument No. 20121026-0098362, in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20170017240 DEEDWARR
Recvd: 02/28/17 10:33 2 pgs
Fees:13.00 Taxes:2939.47

20170228-0019709

File No.: 01288-36021
SMG TN Warranty Deed

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1129 Granny White Court, Nashville, TN 37204
(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(S), 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), 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 27th day of February, 2017.

1129 GRANNY WHITE COURT, LLC, A FLORIDA LIMITED LIABILITY COMPANY

Mark G. Swanson
Chief Manager

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Mark G. Swanson with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Chief Manager of 1129 Granny White Court, LLC, a Florida limited liability company and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Chief Manager.

WITNESS my hand and seal this 27th day of February, 2017.

Notary Public
My Commission Expires: 3-25-18



RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064