THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170311018** BILL GARRETT, Davidson County Trans:T20170028180 DEEDWARR Recvd: 04/04/17 09:52 2 pgs Fees:13.00 Taxes:2201.50 20170404-0032651	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $595,000.00. Affiant Subscribed and sworn to before me, this 30th day of March, 2017. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner: Janice S. Haraf and Frank J. Haraf 4000 West End Avenue 303 Nashville TN 37205-1927	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103120G30300CO

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, **James H. Spalding, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Janice S. Haraf and Frank J. Haraf, wife and husband,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 303 and the parking spaces and storage area designated and assigned to Unit 303 of The Jacksonian 4000 Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Jacksonian 4000 Condominiums of record in Instrument Number 20020208-0017172 and amended in Instrument No. 20020910-0109643, Instrument No. 20021104-0134916, and Instrument No. 20021127-0147048, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof; said Unit being depicted on Exhibit "B" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to James H. Spalding by Warranty Deed from Janet Hasslock and Connie Allen, recorded on the 23rd day of June, 2014 in Instrument No. 20140623-0054385 and see also Transfer and Assignment of Parking Spaces and Storage Unit recorded in Instrument No. 20140912-0083947, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Terms and provisions of by-Laws recorded in Exhibit C of Instrument No. 20020208-0017172.

Terms and provisions of the Articles of Incorporation of The Jacksonian 4000 Condominium Homeowners Association, Inc. , recorded in Instrument No. 20020220-0021424.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE JACKSONIAN 4000 CONDOMINIUMS of record in Instrument No. 20020208-0017172 , as amended by instrument(s) of record in Instrument Nos. 20020910-0109643, 20021104-0134916 and 20021127-0147048 and any future amendments thereto; also subject to easements, rights and interests 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.

Charter of The Jacksonian 4000 Condominiums Homeowners' Association, Inc. recorded in Instrument No. 20020220-0021424.

This is improved property located at 4000 West End Avenue 303 Nashville TN 37205-1927

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 March, 2017.

James H. Spalding

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James H. Spalding, 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 March, 2017.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018