Box 14

29483-5

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170029893 DEEDWARR
Recvd: 04/10/17 10:22 2 pgs
Fees:13.00 Taxes:2099.75
20170410-0034693

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$567,500.00.**

Dewanda Carbine
Affiant

Subscribed and sworn to before me, this the 7th day of April, 2017.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: 1/17/21

(AFFIX SEAL)

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
Dewanda H. Carbine	**Carbine & Associates**	**117-01-0-E-009-00co**
107 Hanover Square	**621 Bradley Court**	
Nashville, TN 37215	**Franklin, TN 37067**	

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, I,

Louise Seawright, an unmarried person

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

Dewanda H. Carbine, a married woman

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:

LAND in Davidson County, Tennessee, being Lot No. 5, being also known as Unit No. 5, on the Plan of The Condominium Site Plan Showing Lot #5, Hanover Square, of record in Plat Book 5210, Page 147; amending Plat Book 5200, page 134, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Louise Seawright, an unmarried person, by Deed from Ted L. Lee and wife, Sondra G. Lee, of record in Record Book 10157, Page 905, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

(1) The Plan of record as shown in Plat Book 5210, Page 147; amending Plat Book 5200, Page 134, 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 5287, page 947, Register's Office for Davidson County, Tennessee. (3) By-Laws of Hanover Square Homeowners' Association, Inc. of record in Book 5380, page 202, and as amended in Instrument No. 20100604-0043402, Register's Office for Davidson County, Tennessee. (4) 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 establishing a Horizontal Property Regime of Hanover Square Condominiums, of record in Book 5380, page 164, and as amended in Book 5565, page 948, said Register's Office. (5) Charter of Hanover Square Homeowners' Association, Inc. of record in Instrument No. 20140812-0072728, Register's Office for Davidson County, Tennessee. (6) Conditional Exclusive Use Easement in Book 5565, page 956, said Register's Office. (7) Grant of License regarding encroachment of a fence of record in Instrument No. 20140122-0005840, said Register's Office. (8) Taxes for current year, which have been prorated and assumed by Grantee herein and subsequent years not yet due and payable.

This is improved property, known as **107 Hanover Square, Nashville, TN 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 **7th** day of **April, 2017.**

Louise Seawright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Louise Seawright,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **7th** day of **April, 2017.**

Notary Public

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07.02.2017

My Commission Expires:_____