WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$131,000.00.** Lee Ann Maloney Affiant Subscribed and sworn to before me, this the 25th day of April, 2017. Notary Public My commission expires: 11-6-17 (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
Sarah Jessica Harris	Heritage Bank	**102-07-O-A-0058.00co**
6680 Charlotte Ave K-3	322 Main St.	
Nashville, TN 37209	Clarksville, TN 37040	

Davidson County DEEDWARR
Recvd: 04/26/17 11:20 2 pgs
Fees:13.00 Taxes:484.70
20170426-0040950

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Hostettler Realty, LLC, a Tennessee limited liability company

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

Sarah Jessica Harris, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Apartment Unit No. K-3 of West Meade Condominiums n/k/a The Avenue Nashville West, Inc., Condominiums, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed of record in Book 5923, Page 704, as amended in Book 6277, Page 653, Book 7333, Pages 415 and 418, Instrument No. 20120724-0065040 and as corrected by Scrivener's Affidavit in Instrument No. 20120817-0074026, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of West Meade Condominiums of record in Book 5200, Page 430, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Hostettler Realty, LLC, a Tennessee limited liability company by Deed dated April 26, 2013, from April Elaine Pennington, unmarried and Elaine Pennington, married of record in Instrument No. 20130429-0042046, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. **Master Deed of West Meade Condominium n/k/a The Avenue Nashville West, Inc., of record in Book 5923, page 704 and as amended in Book 6277, page 653, Book 7333, page 415, Book 7333, page 418, Instrument No. 20120724-0065040 and Scrivener's Affidavit of record in Instrument No. 20120817-0074026 and Appointment of Substitute Trustees of record in Instrument No. 20120307-0020068, Register's Office for Davidson County, Tennessee.**

2. **By-Laws of West Meade Condominium n/k/a The Avenue Nashville West, Inc., of record in Book 5923, page 740, Register's Office for Davidson County, Tennessee.**

3. **Charter of West Meade Condominium association, Inc., (n/k/a/ The Avenue Nashville West, Inc.,) of record in Book 5918, page 953, said Register's Office.**

4. **Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4520, page 836, Register's Office for Davidson County, Tennessee.**

5. **Recreational Easement of record in Book 4552, page 507 and conveyed to West Meade Condominium Association, Inc., of record in Book 5923, page 769, said Register's Office.**

6. **Encroachment Easement of record in Book 6561, page 90, said Register's Office.**

7. **Agreement for Dedication of Easement for water mains and appurtenances of record in Book 8808, page 872, said Register's Office.**

8. **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property known as **6680 Charlotte Pike, #K-3, Nashville, TN 37209**

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, their heirs and assigns, forever; and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 its hand by its duly authorized officer this 25th day of April, 2017.

Hostettler Realty, LLC, a Tennessee limited liability company

By:_____
Kristin Hostettler Laine, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Kristin Hostettler Laine, as Authorized Agent** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the **Authorized Agent** of **Hostettler Realty, LLC, a Tennessee limited liability company,** the within named bargainor, a Tennessee limited liability company, and that she, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Kristin Hostettler Laine,** as **Authorized Agent.**

Witness my hand, at office at Nashville, Tennessee, this **25th** day of **April, 2017.**

_____
Notary Public

My Commission Expires: 7/1/17

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-20

I, Andy Maloney, 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.

_____
Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.