BILL GARRETT, Davidson County
Trans:T20170060043 DEEDWARR
Recvd: 07/13/17 14:51 3 pgs
Fees:18.00 Taxes:666.00
20170713-0070649

Prepared By:
NEAL & HARWELL, PLC
1201 Demonbreun Street
Suite 1000
Nashville, Tennessee 37203
(615) 244-1713

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
Thomas Broussard 765 Huntington Parkway Nashville, TN 37211	Thomas Broussard 765 Huntington Parkway Nashville, TN 37211	161050C10300CO

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kelly Harner, hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto Thomas Broussard, the GRANTEE herein, his heirs, successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

> A certain tract or parcel of land in Davidson County, Tennessee, being Unit 3, Huntington Park Townhomes, as established by Master Deed of Huntington Park Townhome Association, of record in Book 8813, Page 573, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Kelly Harner by Warranty Deed from James Anderson of record in Instrument No. 20131211-0125598, in the Register's Office of Davidson County, Tennessee.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs, successors and assigns forever.

GRANTOR covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, that they have good right to convey it and the same is unencumbered except for the following:

See attached Exhibit A.

GRANTOR further covenant and bind themselves, their heirs, successors and representatives to warrant and forever defend the title to the said land to the GRANTEE, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 June, 2017.

Kelly Harner

Affiant's Acknowledgment

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $180,000.00.

Sworn to and subscribed before me this 13th day of July, 2017.

Notary Public

Affiant

GINGER M. FOX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Commission Expires 01-06-20

Grantor's Acknowledgment

Sworn to and subscribed before me this 27th day of June, 2017.

NOTARY PUBLIC - State of Kansas
CHRISTY WURM
My Appt Expires 12-2-19

Notary Public

My Commission Expires: 12-2-19

TB

EXHIBIT A

Permitted Encumbrances

1. Taxes for the year 2017 and subsequent years, a lien not yet due and payable.

2. Subject to all matters shown on the plan of record in Plat Book 4175, Page 10, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessment and liens provided in the Master Deed of Huntington Park Townhome Association of Record in Book 8813, Page 573, as amended in Book 9018, Page 56, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familiar status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against any Persons.

4. Bylaws of Huntington Park Townhome Association of record in Book 8813, Page 590, in the Register's Office for Davidson County, Tennessee.

5. Subject to rights of others in and to the common areas and/or elements.