BILL GARRETT, Davidson County
Trans: T20170063663 DEEDWARR
Recvd: 07/25/17 12:49 2 pgs
Fees: 13.00 Taxes: 758.50

20170725-0075130

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF July, 2017.

Notary Public
MY COMMISSION EXPIRES: 3/20/18
File No. G17-8766D

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ellen K. Bailey (NAME)	New Owner (NAME)	143-03-0C-013.00-CO
6958 Highland Park Drive (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Heather Scullen, Married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ellen K. Bailey**, 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 Unit C-3 and Carport C-3 on the plan of HARPETH GLEN CONDOMINIUM APARTMENTS, PHASE ONE, as of record in Plat Book 4460, Page 42, Register's Office for Davidson County, Tennessee, same being a family unit within the horizontal property regime established by the Master Deed for Harpeth Glen Condominiums, of record in Book 4546, Page 658, said Register's Office, to which reference is here made for a more complete and accurate legal description.

BEING the same property conveyed to Heather L. Goodwin from Estate of Eleanor B. Handlan by Susan Handlan Keffer, Executrix, by Warranty Deed dated February 28, 2007, as Instrument No. 20070306-0027659, in the Register's Office for Davidson County, Tennessee.

Heather Scullen is now married.
Brett Scullen joins in this conveyance for the purpose of conveying any interest he or she may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 4460, page 42, Register's Office for Davidson County, Tennessee.
3. The premises herein is a condominium apartment established pursuant to 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; 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, reservations, options, burdens,

assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Harpeth Glen Condominium Apartments, Phase One and recorded in Book 4546, Page 658; Book 4549, Page 502; Book 4630, Page 504; Book 4775, Page 384; Book 4872, Page 973; Book 5583, Page 756; Book 5720, Page 447; Book 7538, Page 346; Book 8017, Page 310; Book 9797, page 493; Instrument # 200101230006812, 200707240087868, and # 201106240048453, Register's Office for Davidson County, Tennessee.

4. Permanent Easement of ingress/egress as recorded in Book 4734, page 901, Register's Office for Davidson County, Tennessee.
5. Overpass Construction Agreement as recorded in Book 5102, page 956, Register's Office for Davidson County, Tennessee.
6. Easement for Sanitary Sewer and Storm Drainage as recorded in Book 4889, Page 192; Book 5360, Page 320; and in Book 5364, page 882, Register's Office for Davidson County, Tennessee.
7. Agreement for Dedication of Easement for access roads, reservoir and pumping station site and water mains and appurtenances as recorded in Book 5099, page 783, Register's Office for Davidson County, Tennessee.
8. Agreement for Dedication of Easement for water mains and appurtenances as recorded in Book 5142, page 694, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 6958 Highland Park Drive, Nashville, TN 37205.

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 we do covenant with 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. 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/our hand(s) this 14th day of July, 2017.

Heather Scullen — July 14, 2017 Date

Brett Scullen — July 14, 2017 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Heather Scullen and Brett Scullen, Married, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of July, 2017.

My Commission Expires: 6/22/20

Notary Public

KAYLA L. HADDON NOTARY PUBLIC ALABAMA STATE AT LARGE My Commission Expires

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066