BILL GARRETT, Davidson County
Trans:T20170072070 DEEDWARR
Recvd: 08/18/17 15:10 2 pgs
Fees:13.00 Taxes:1091.13
20170818-0085292

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Cypress Batson Family, LLC 408 Brook Hollow Road Nashville, TN 37205	Same as New Owner	Map:103-12-A Parcel:029.00

This instrument prepared by: David B. Gray, Tune, Entrekin & White, P.C
315 Deaderick Street, Suite 1700, Nashville, TN 37238

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Leader & Associates LLC** ("Grantor") has bargained and sold, and hereby transfer(s) and convey(s) to **Cypress Batson Family, LLC** ("Grantee"), its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in as follows:

Land in Davidson County, Tennessee, being Apartment No. 406 of Harding House, a Condominium created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Allan Murphy, as of record in Book 4759, page 665, Register's Office for Davidson County, Tennessee, reference being made to said Master Deed, Exhibit "A" for the sources of title of the said Allan Murphy and to Exhibit "A-1" hereto for a specific identification and description of the apartment herein conveyed, and as shown on the plat of Harding House Condominium Apartments, as of record in Book 4675, page 60, Register's Office for Davidson County, Tennessee, to which reference is hereby made, together with the appurtenant interest in all common elements and limited common elements as described in said Master Deed, specifically including without limitation Covered Parking Space No. 15.

Being the same property conveyed to Leader & Associates, LLC, a Tennessee limited liability company by deed dated July 24, 2015 from Kevin M. Hackney, unmarried, as of record in Instrument No. 20150727-0073766, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, existing easements and restrictions, if any, and right-of-way for public utilities; all matters as shown on subdivision plan of record in Book 4875, page 60, Register's Office for Davidson County, Tennessee; The premises is a condominium apartment established created under Title 64, Sections 2701 et seq., as amended, 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 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; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing Harding House Condominiums of record in Book 4759, page 665, as amended in Book 4768, page 818, as further amended in Book 4979, page 944, as corrected in Book 5898, page 767 and Book 5898, page 769, Register's Office for Davidson County, Tennessee; Amendment to By-Laws of record in Book 5572, page 149, Register's Office for Davidson County, Tennessee; Charter for Harding House Association, Inc. as of record in Book 4759, page 657, as amended in Book 5579, page 985, Register's Office

for Davidson County, Tennessee. Taxes for the year 2017, a lien, not yet due and payable. Current year taxes have been prorated and assumed by the Grantee.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons.

This is improved property, known as 4200 West End, Apt. 406, Nashville, TN 37205.

EFFECTIVE as of the 17th day of August, 2017.

LEADER & ASSOCIATES LLC

By: Linda Mahaffey
Linda Mahaffey, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared Linda Mahaffey, 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 Sole Member of Leader & Associates LLC, the within named bargainor, a Tennessee limited liability company, and that she as such Sole Member, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of August, 2017.

DAVID B. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11/5/19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $294,900.00.

AFFIANT

Subscribed and sworn to before me this 17th day of August, 2017.

NOTARY PUBLIC

My Commission Expires:
11/5/19

DAVID B. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY