BOX #14

G#30034-2

WARRANTY DEED

Bill Garrett Davidson County
Batch# 5490 DEEDWARR
09/28/2017 09:08:23 AM 2 pgs
Fees: $13.00 Taxes: $5,124.50

20170928-0099197

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$1,385,000.00.**

Kathy Goodson
Affiant

Subscribed and sworn to before me, this the 27th day of September, 2017.

Notary Public

My commission expires: 1/17/21
(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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
S. Donald Harlan III and Laura A. Harlan	**S. Donald Harlan III**	**093090C13300CO**
1212 Laurel Street #1301	**9201 Redwood Avenue**	
Nashville, TN 37203	**Bethesda, MD 20817**	

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,

Peter Hinrichs, a married person

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

S. Donald Harlan III and Laura A. Harlan, as joint tenants with right of survivorship

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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1301 of Twelve Twelve, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium establishing Twelve Twelve, of record in Instrument No. 20140718-0063781 and as amended in Instrument No. 20160614-0060193, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws for the administration thereof, and all 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 buildings thereof; said Unit being depicted on Exhibit B to the Declaration of record in Instrument No. 20140718-0063781, said Register's Office; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit F to said Declaration of record aforementioned.

BEING the same property conveyed to Peter Hinrichs, a married person, by Warranty Deed dated April 28, 2016, from Scott Underwood and Cheryl Underwood, husband and wife, of record in Instrument No. 20160429-0042211, Register's Office for Davidson County, Tennessee.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE FOR THE HEREIN GRANTOR'S SPOUSE.

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

1) All matters shown on the Plan as set out on Exhibit B to the Declaration of Condominium establishing Twelve Twelve, of record in Instrument No. 20140718-0063781, Register's Office for Davidson County, Tennessee;

2) Declaration of Easements and Restrictive Covenants of record in Instrument No. 20121227-0119217, Register's Office for Davidson County, Tennessee;

3) Declaration of Condominium for Twelve Twelve, a Condominium, of record in Instrument No. 20140718-0063781 and the Bylaws of Twelve Twelve Condominium Association, Inc., appended thereto, and as amended in Instrument No. 20160614-0060193, in the Register's Office for Davidson County, Tennessee;

4) All matters as shown on Subdivision Plat of Twelfth Avenue South at Demonbreun Street and Laurel Street of record in Instrument No. 20120216-0013756, Register's Office for Davidson County, Tennessee;

5) Terms and conditions of the Ordinance Approving the Arts Center Redevelopment Plan of Ordinance No. O98-1188 of the Metropolitan Council of Nashville and Davidson County of record in Book 10965, Page 404; as amended by Ordinance No. O99-1761 of record in Book 11625, Page 252; as amended by Ordinance No. BL2002-1063 of record in Instrument No. 20020715-0084598; ; as amended by Ordinance No. BL2013-377 of record in Instrument No. 20130903-0092714; as amended by Ordinance No. BL2009-436 of record in Instrument No. 20130903-0092715; and, as amended by Ordinance No. BL2014-699 of record in Instrument No. 20140410-0030060, in the Register's Office for Davidson County, Tennessee;

6) Rights of Ingress/Egress and Rights of Access as contained in the Deed to the State of Tennessee of record in Book 4318, Page 544, said Register's Office;

7) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20130122-0006827, Register's Office for Davidson County, Tennessee;

8) Grant of Easement by and between Comcast of Nashville, LLC and Laurel Property, LLC, of record in Instrument No. 20140924-0087646, said Register's Office;

9) Easement of record in Instrument No. 20140924-0087645, Register's Office for Davidson County, Tennessee;

10) Charter of Twelve Twelve Condominium Association, Inc., of record in Instrument No. 20140627-0056540, Register's Office for Davidson County, Tennessee;

11) Final Consent Judgment conveying property to the State of Tennessee for the construction of a controlled access highway of record in Book 4370, Page 916, and in Book 4395, Page 715, said Register's Office;

12) Arts Center Redevelopment Plan containing restrictive covenants of record in Book 10965, Page 404, and amended in Book 11625, Page 252, and amended in Instrument No. 20020715-0084598, said Register's Office;

13) Grant of Easement of record in Instrument No. 20140328-0025601, sad Register's Office;

14) Restrictions of record in Instrument No. 20131231-0131305, said Register's Office; and,

15) Taxes for the current year which have been prorated between the parties and paid by the Grantor herein and the subsequent years, not yet due and payable.

This is improved property, known as: **1212 Laurel Street #1301, Nashville, TN 37203**.

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 **27th** day of **September, 2017.**

Peter Hinrichs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Peter Hinrichs,** 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **September, 2017.**

My Commission Expires: 1/17/21

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public