Bill Garrett Davidson County
Batch# 6539 DEEDWARR
10/02/2017 02:57:30 PM 2 pgs
Fees: $13.00 Taxes: $745.55
20171002-0100768

WARRANTY DEED

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2020

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $201,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of September, 2017,

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
David McCormick	David McCormick	095 02 0A 220.00
(NAME)	(NAME)	
220 Cottage Place	220 Cottage Place	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred One Thousand Five Hundred And No/100 Dollars ($201,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Gary L. Hart and Stephana Claire Hart, Trustees of the Hart Family Revocable Living Trust Agreement dated June 23, 2015**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **David McCormick, an unmarried man**, 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 No. 38 on the Plan of Cottage Place Condominiums, of record in Book 6520, Pages 816-823, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements, all as described in the Master Deed, Declaration of Covenants, Conditions and Restrictions, of record in Book 6520, Page 745, said Register's Office, as amended by Amendment to Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6569, Page 212, said Register's Office, and by Second Amendment to Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6636, Page 722, said Register's Office.

Being the same property conveyed to Gary L. Hart and wife, Stephana Claire Hart by Warranty Deed from Daisy D. Durham, unmarried dated March 21, 1994 and recorded March 23, 1994 in Book 9286, Page 828, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Gary L. Hart and Stephana Claire Hart, Trustees of the Hart Family Revocable Living Trust Agreement dated June 23, 2015 by Quitclaim Deed from Gary Hart and wife, Stephana Claire Hart dated August 12, 2015 and recorded August 20, 2015 as Instrument No. 20150820-0084166, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 220 Cottage Place, Nashville, TN 37214

File Number: MFR-176713FC

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, has 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 our hands this 28th day of September, 2017

Gary L. Hart and Stephana Claire Hart, Trustees of the Hart Family Revocable Living Trust Agreement dated June 23, 2015

BY: Gary L Hart Trustee
Gary L. Hart
Trustee

BY: Stephana Claire Hart
Stephana Claire Hart
Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared **Gary L. Hart and Stephana Claire Hart**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon their oaths acknowledged themselves to be the Trustees of the **Hart Family Revocable Living Trust Agreement dated June 23, 2015**, the within named bargainor, and that they as such Trustees being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office at Franklin, Tennessee, on this the 28th day of September, 2017 .

Notary Public

My Commission Expires:_____

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2020

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/6/19
Notary' Seal (If on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2019

File Number: MFR-176713FC