Bill Garrett Davidson County
Batch# 13948 DEEDWARR
10/16/2017 10:05:30 AM 2 pgs
Fees: $13.00 Taxes: $1,637.25
20171016-0105633

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $442,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF October, 2017.

Notary Public
MY COMMISSION EXPIRES: 7-24-2021
File No. G17-9733D

JODI JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Isaac Thompson and Brittany Thompson	NEW OWNER	
(NAME)	(NAME)	82-13-C-4 CO
726 4th Avenue North		
(STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37219		
(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, **Ira G. Hartman, III and Jill R. Hartman, Trustees of The Ira G. Hartman, III and Jill R. Hartman Living Trust,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Isaac Thompson and Brittany Thompson**, husband and wife 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. 4 together with Garage No. G4, as specified on the plat shown in the Master Deed, on the plan of HARRISON SQUARE CONDOMINIUMS, a Horizontal Property Regime, created under Title 66, Section 27-10, et seq., as amended Tennessee Code Annotated, and established by a Master Deed for Harrison Square Condominiums, of record under Instrument No. 20060823-0103941; amended of record in Instrument No. 20071025-0126183; and Instrument No. 20080104-0001138, said Register's Office, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Harrison Square Condominiums for placement of Units, as shown on Exhibit "E" to the Master Deed of record in Instrument No. 20060823-0103941, said Register's Office, for a more complete description.

BEING a portion of the same property conveyed to Ira G. Hartman, III, and Jill R. Hartman, Trustees of the Ira & Jill Hartman Living Trust, established by the Revocable Trust Agreement of Ira G. Hartman, III and Jill R. Hartman, dated July 10, 2013 from Ira G. Hartman, III, and Jill R. Hartman, by Deed dated July 10, 2013, as Instrument No. 20130729-0078469, in the Register's Office for Davidson County, Tennessee.

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. 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 Harrison Square Condominiums and recorded in Instrument No. 20060823-0103941, Instrument No. 20071025-0126183, Instrument No. 20080104-0001138, Instrument No. 20090127-0006865, Register's Office for Davidson County, Tennessee.
3. Stormwater Detention Agreement as recorded in Instrument No. 20060518-0058543, Register's Office for Davidson County, Tennessee.
4. Easement for storm drainage as recorded in Instrument No. 20060518-0058549, Register's Office for Davidson County, Tennessee.
5. Charter of Homeowner's Association of record in Instrument No. 20060823-0103940, Register's Office for Davidson County, Tennessee.

The 2017 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 726 4th Avenue North, Nashville, TN 37219.

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 12th day of October, 2017.

The Ira G. Hartman, III and Jill R. Hartman Living Trust

By: Ira G. Hartman III, Trustee
Ira G. Hartman, III, Trustee

October 12, 2017
Date

The Ira G. Hartman, III and Jill R. Hartman Living Trust

By: Jill R Hartman, Trustee
Jill R. Hartman, Trustee

October 12, 2017
Date

Ira G Hartman III
Ira G. Hartman, III

October 12, 2017
Date

Jill R Hartman
Jill R. Hartman

October 12, 2017
Date

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ira G. Hartman, III and Jill R. Hartman, 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 12th day of October, 2017.

My Commission Expires:_____

Notary Public

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Ira G. Hartman, III and Jill R. Hartman, Trustee(s) with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Trustee(s) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of October, 2017.

My Commission Expires:_____

Notary Public

PREPARED BY AND RETURN TO:

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

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: 2/6/19
Notary Seal (If on paper)

201710160105633