THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 170913427

Bill Garrett Davidson County
Batch# 14824 **DEEDWARR**
10/18/2017 08:48:54 AM 2 pgs
Fees: $13.00 Taxes: $647.50

20171018-0106519

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $175,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of October, 2017.

Notary Public
My Commission Expires:

JONATHAN D. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Megan Harville 6921 HIGHLAND PARK DR Nashville TN 37205-4008	New Owner	Tax Parcel ID No. 143-03-0B-036.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lowell F. Martin, III, a single person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Megan Harville, an unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 6921, Harpeth Glen Condominiums, Phase Three, of record in Plat Book 4675, Page 64, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Lowell F. Martin, III, a single person by Warranty Deed from Darren K. Cockrel, married, recorded on the 18th day of August, 2005 in Instrument No. 20050818-0098689, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HARPETH GLEN CONDOMINIUMS, PHASE THREE, as recorded in Plat Book 4675, Page(s) 64.

Terms and provisions of by-Laws recorded in Book 5583, Page 756, amended in Book 5720, Page 447, Book 7538, Page 346, Book 8017, Page 310, Instrument No. 20010123-0006812, Instrument No. 20070724-0087868 and Instrument No. 20110624-0048453.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed of record in Book 4546, Page 658, as amended by instrument(s) of record in Book 4630, Page 504, Book 4775, Page 384, Book 4872, Page 973 and Book 9797, Page 493.

This is improved property located at 6921 HIGHLAND PARK DR Nashville, TN 37205-4008.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of October, 2017.

Lowell F. Martin III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lowell F. Martin III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, ~~at office~~, this 16th day of October, 2017.

Notary Public

My Commission Expires:

