Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $517,900.00

Affiant

Subscribed and sworn to before me, this 3rd day of November 2017.

Notary Public
My commission expires:

Bill Garrett Davidson County
Batch# 23067 DEEDWARR
11/07/2017 09:41:49 AM 2 pgs
Fees: $13.00 Taxes: $1,916.23

20171107-0114340

Address of New Owner:	Send Tax Bills to:	Tax Information
Brianna Hartshorn 1711 6th Avenue North, Unit A Nashville TN 37208	New Owner	081 08 4G 001.0

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Drew Latimer and Jennie Latimer, husband and wife, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Brianna Hartshorn, an unmarried woman, hereinafter called the Grantee her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit A, as established in Declaration of Covenants, Conditions, Restrictions for Homes at 1711 6th Avenue North, a Horizontal Property Regime with Private Elements of record at Instrument No. 20140528-0045928, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Drew Latimer and Jennie Latimer, husband and wife, by deed dated July 30, 2015, from Tarrick D. Love and Tanisha Hart-Love, husband and wife, of record in Instrument No. 20150810-0079732, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2018 taxes, a lien which are not yet due and payable. 2) All matters appearing on the plan of Homes at 1711 6th Avenue North of record in Instrument No. 20140528-0045928, Register's Office for

Davidson County, Tennessee. 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20140528-0045928 any allied instruments(s) referred to in said restrictions.

This property is improved property known as 1711 6th Avenue North, Unit A, Nashville, Tennessee 37208

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 3rd day of November, 2017.

Drew Latimer

Jennie Latimer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Drew Latimer and Jennie Latimer, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 3rd day of November, 2017.

Notary Public

My Commission expires: 4/6/18

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 10285