WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M177214

Bill Garrett Davidson County
Batch# 25791 DEEDWARR
11/15/2017 10:51:38 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20171115-0117366

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M177214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $289,999.00

Affiant

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 10th day of November, 2017.

Notary Public
My Commission Expires: 11-3-20

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Diane F. Weiner 6666 Brookmont Terrace, Unit 907 Nashville, TN 37205	NEW OWNER	142-07-0I-009.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Elde Guerrier and DeLisa Guerrier, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Diane F. Weiner, unmarried,** 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. 503, together with the appurtenant interest in the common elements of Harpeth Park Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20150430-0038713, amended in Instrument No. 20150615-0056309, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned amended Declaration, and being located upon Lot No. 2 on the Plan of H.B. Hows of record in Plat Book 5190, Page 195 and Lot No. 2 on the Plan of Belle Glen of record in Plat Book 8250, Page 929 (previously known as Lot No. 1 on the Plan of H.B. Hows of record in Plat Book 5190, Page 195), Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed from 7301 Highway 70, LLC, a Tennessee limited liability company to Elde Guerrier and DeLisa Guerrier, husband and wife, as recorded on the 28th day of June, 2016 in Instrument No. 20160628-0065995 and Warranty Deed from 7301 Highway 70 South, LLC, a Tennessee limited liability company to 7301 Highway 70, LLC, a Tennessee limited liability company, as recorded on the 2nd day of February, 2015 in Instrument No. 20150202-0009608, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **503 Harpeth Park Drive, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said 2017 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of November, 2017.

Elde Guerrier

DeLisa Guerrier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Elde Guerrier and DeLisa Guerrier**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of November, 2017.

Notary Public
My Commission expires:

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021