Bill Garrett Davidson County
Batch# 28887 DEEDWARR
11/21/2017 04:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20171121-0119728

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: E17-5631

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $440,000.00

Affiant

ALICIA WILSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me, this the 20 day of November, 2017.

Notary Public
My Commission Expires: 10/23/19

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jason Bennett 732 4th Ave. No. Nashville, TN 37219	New Owner	082-13-0C-001.00CO

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, I/We, **Cara E. Brooks, now known as Cara E. Hatcher, a married woman,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jason Bennett, single 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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 1, along with Garage No. G1 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 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Harrison Square Condominiums, of record in Instrument No. 20060823-0103941 and as amended in Instrument No. 20071025-0126183 and Instrument No. 20080104-0001138 and Instrument No. 20090127-0006865, Register's Office for Davidson County, Tennessee, 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 identification and description of such Unit.

Being the same property conveyed to Cara E. Brooks, a single person by Warranty Deed from Tara Schaffer and husband, Billy Schaffer, recorded on the 3rd day of December, 2008 in Instrument No. 20081203-0117116, in the Register's Office of Davidson County, Tennessee.

Cara E. Brooks, having since married James W. Hatcher, Jr, is now known as Cara E. Hatcher. James W. Hatcher, Jr joins in the execution of this instrument for the purpose of conveying any/all interest he may have in subject property by virtue of their marriage.

This is ☒ Improved OR ☐ Unimproved property located at: 732 4th Avenue North, Nashville, TN 37219

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said 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 16th day of November, 2017.

Cara E. Hatcher
Cara E. Hatcher

James W. Hatcher, Jr.
James W. Hatcher, Jr.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Cara E. Hatcher and James W. Hatcher, Jr.**, 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 16th day of November, 2017.

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

Amanda Vaughn
Notary Public
My Commission expires: 5/5/2020

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

