WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-17-1076

**Name and Address of New Owner:**
Arminta Lou McClanahan
303 Criddle St. #112
Nashville, TN 37219

**Send Tax Statements To:**
ACopia, LLC
306 Northcreek Blvd Ste 100
Goodlettsville TN 37072

**THIS INSTRUMENT PREPARED BY:**
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: 17111395

**Map and Parcel:** 082 13 0G 112.00

# WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kara J Armstrong, unmarried woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Arminta Lou McClanahan, unmarried**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

**TRACT1:**
**BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 112, Building B, and CARPORT Spcace No. CP-7, as specified on the Plat shown on the First Amendment to the Master Deed, on the Plan of Harrison Square CondomiEniums, Phase II, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed and By-Laws for Harrison Square Condominiums, of record in Instrument No. 20060823-0103941 and as amended in Instrument No. 20071025-0126183 and in Instrument No. 20080104-0001138 and in 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, Phase II, for placement of Units, as shown on Exhibit "A" to the First Amendment to the Master Deed of record in Instrument No. 20071025-0126183, said Register's Office, for a more complete identification and description of such Unit.**

**Being the same property conveyed to Kara J. Armstrong, unmarried, by Warranty Deed filed for record on February 4, 2015 in Instrument No. 20150204-0010335 Quitclaim Deed filed for record on July 24, 2015 in Instrument No. 20150724-0072702, of the Register's Office of Davidson County, Tennessee.**

This conveyance is subject to the following in the Covenants, Conditions and Restrictions of Harrison Square Condominiums of record in Instrument No. 20060823-0103941 and as amended in Instrument No. 20071025-0126183, Instrument No. 20080104-0001138 and Instrument No. 20090127-0006865, Registers Office for Davidson County, Tennessee; Storm Water Detention Agreement of record in Instrument No. 20060518-0058543; Agreement for Dedication of Easement for Storm Drainage of record in Instrument No. 20060518-0058549; HOA Charter of record in Instrument No. 20060823-0103940, said Register's Office.

Bill Garrett Davidson County
Batch# 34185 **DEEDWARR**
12/06/2017 01:03:39 PM 2 pgs
Fees: $13.00 Taxes: $1,109.63



20171206-0124586

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 303 Criddle St. #112, 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 GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 4th day of December, 2017.

Kara J Armstrong

State of Tennessee

County of Rutherford

Personally appeared before me, Kara J Armstrong with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4th of December, 2017.

Notary Public
My Commission Expires: 10/17/18

ANGELA HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

**AFFIDAVIT**

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $299,900.00.

Affiant Signature

Subscribed and sworn to before me, this 4th day of December, 2017.

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Rachel Marie Collins
Notary Public
My Commission Expires: 3-21-20