Bill Garrett Davidson County
Batch# 53768 DEEDWARR
02/01/2018 11:00:44 AM 2 pgs
Fees: $13.00 Taxes: $2,941.50
20180201-0010317

GINGER BONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-20-2021 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $ 795,000.00. Affiant Subscribed and sworn to before me, this 30th day of January, 2018. Notary Public My commission expires: 6-20-2021

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
LeAnn Morton Nichols and John Loftin Ambrose, III	Same As New Owner	**131-08-0F-007.00-CO**
1124 Granny White Court		
Nashville, TN 37204		

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, we,

Eric C. Hermanson and Karen Hermanson, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

LeAnn Morton Nichols and John Loftin Ambrose, III, as Joint Tenants with Right of Survivorship

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit No. 3-A, a Horizontal Property Regime as shown on the condominium sit plan of Harding Heights Condominium Apartments, together with Easements as shown in Instrument No. 20040812-0097468, amended by Master Deed of Harding Heights Condominiums, recorded in Instrument No. 20040521-0059693, as amended in Instrument No. 20060808-0097413, in the Register's Office for Davidson County, Tennessee, and described in the Master Deed of record in Instrument No. 20040521-0059693, as amended in Instrument No. 20060808-0097413, Instrument No. 20040721-0087181, Instrument No. 20050504-0050176, Instrument No. 2051108-0135294, Instrument No. 20101119-0092636, Instrument No. 20120802-0068566 and Instrument No. 20120801-0067859, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Harding Heights Condominiums, contained in the Master Deed recorded in Instrument No. 20040521-0059693, as amended in Instrument No. 20060808-0097413, Instrument No. 20040721-0087181, Instrument No. 20050504-0050176, Instrument

Instrument No. 20120801-0067859, said Register's Office, and By-Laws appended thereto, said Register's Office, are incorporated herein and made a part hereof the same though copied herein.

BEING the same property conveyed to Eric C. Hermanson and Karen M. Hermanson, husband and wife, by Warranty Deed from David G. McCollum and Heather McCollum, husband and wife, of record as Instrument No. 20140502-0037258 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1124 Granny White Court, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 29 day of January, 2018.

Eric C. Hermanson

Karen Hermanson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Eric C. Hermanson and Karen Hermanson, the bargainors, 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 and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 29 day of January, 2018.

Notary Public

My Commission Expires: 7.19.21

SolomonParks File No. 30180385

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SP 11/2015