Box 8

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180214983** Bill Garrett Davidson County Batch# 68797 DEEDWARR 03/13/2018 02:48:32 PM 2 pgs Fees: $13.00 Taxes: $2,775.00 20180313-0023816	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $750,000.00. Affiant Subscribed and sworn to before me, this 12th day of March, 2018. Notary Public My Commission Expires:

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Amy Elliott and Martha Ryczek 1606 A Shackleford Road Nashville TN 37215	New Owner	Tax Parcel ID No. 131-03-0T-001.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William J. Harb, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amy Elliott and Martha Ryczek, joint tenants with right or survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 1606A, on the Horizontal Property Regime with Private Elements for Green Hills Place Townhomes, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060511-0055571, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description .

Being the same property conveyed to WILLIAM J. HARB, by deed from RELIANT BANK, of record in Instrument No. 20120611-0050740, dated June 8, 2012, said Register's Office.

Tara Harb joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 131-03-0T-001.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060511-0055571, said Register's Office to which plan reference is hereby made for a more complete description.

Declaration of Covenants, Conditions, Liens, Easements, ByLaws and Restrictions, including, but not limited to, easements, assessments, special

This is improved property located at 1606 A Shackleford Road Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 12th day of March, 2018.

William J. Harb

Tara Harb

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William J. Harb and Tara Harb, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of March, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018