Return to: Waterstone Title
1608 Williams Dr. Ste 103
Murfreesboro, TN 37129

Bill Garrett Davidson County
Batch# 75381 DEEDWARR
04/02/2018 12:25:31 PM 2 pgs
Fees: $13.00 Taxes: $1,461.50

20180402-0030309

WARRANTY DEED

Robin Bowman State of Tennessee Notary Public Rutherford County My Commission Expires 05-19-2020

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Mary Marthaler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2018.

Robin Bowman
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
First Community Title & Escrow Company DBA Waterstone Title, 1608 Williams Drive, Ste 103, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary Marthaler	ADDRESS OF NEW OWNER	103 16 0B 042.00
(NAME)	(NAME)	
4215 Harding Pike, Apartment 407		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Lara Hilliard n/k/a Lara Kirby Key HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary Marthaler, a single woman, HEREINAFTER CALLED THE GRANTEES, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract of land lying and being in Davidson County, Tennessee, and described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 407, as shown on the Plat of Windsor Tower, a condominium, of record in Book 5200, page 71, Register's Office for Davidson County, Tennessee, together with an undivided .707% interest in common elements of 4215 Harding Road Home Owner's Association, as described in Book 5313, page 338, et seq., Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lara Hillard by Warranty Deed from Andrew W. Potts, dated April 29th, 2016, of record in Instrument No. 20160502-0042482, Register's Office for Davidson County, Tennessee. ALSO being the same property conveyed to Andrew W. Potts by Warranty Deed from Rosemary S. Vaughn Gryka, dated February 26th, 2007, of record in Instrument No. 20070308-0028803, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by the Grantees; All matters appearing on the Plan of record in Plat Book 5200, page 71; Master Deed and By-Laws of HOA of record

in Book 5313, page 338 as amended in Book 8666, page 789, Easement to Metro Nashville/Davidson County, of record in Book 3956, page 943; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4215 Harding Pike, Apartment 407, Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 29th day of March, 2018.

Lara Hilliard n/k/a Lara Kirby Key

State of Tennessee

County of Davidson

On this 29th day of March, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Lara Hilliard n/k/a Lara Kirby Key with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: _____

Notary Public

Robin Bowman
State of Tennessee Notary Public
Rutherford County
My Commission Expires 05-19-2020