Bill Garrett Davidson County
Batch# 86678 DEEDWARR
05/01/2018 08:37:48 AM 2 pgs
Fees: $13.00 Taxes: $1,072.63

20180501-0040766

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07/06/2020

State of Tennessee
County of ~~Sumner~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,900.00

Mary Buxton

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
MARY BUXTON	New Owner	082130-G/405.00 CO
(NAME)	(NAME)	
303 CRIDDLE STREET, UNIT #405		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37219		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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 ACKNOWLEGED, WE, WILLIAM T. HOPPER AND TAYLOR J. HOPPER, HUSBAND AND WIFE, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY P. BUXTON, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 405, AS SPECIFIED ON THE PLAT SHOWN ON THE FIRST AMENDMENT TO MASTER DEED, ON THE PLAN OF HARRISON SQUARE CONDOMINIUMS, A HORIZONTAL PROPERTY REGIIME, 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 UNDER INSTRUMENT NO. 20060823-0103941, FIRST AMENDMENT IN INSTRUMENT NO. 20071025-0126183, 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 FOR PLACEMENT OF UNITS, AS SHOWN ON EXHIBIT "A" TO THE FIRST AMENDMENT TO MASTER DEED OF RECORD UNDER INSTRUMENT NO. 20071025-0126183, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO TAYLOR J. WOHLFAHRT, AN UNMARRIED WOMAN, BY WARRANTY DEED FROM ANDREW W. LEAVITT, AN UNMARRIED MAN, DATED FEBRUARY 29, 2016 AND RECORDED ON MARCH 2, 2016, IN INSTRUMENT NO. 20160302-0019938, IN THE REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE.

TAYLOR J. WOHLFAHRT IS NOW MARRIED TO WILLIAM T. HOPPER AND IS NOW KNOWN AS TAYLOR J. HOPPER.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 8-VBES-18-303

WILLIAM T. HOPPER, HUSBAND OF TAYLOR J. HOPPER, JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING HIS INTEREST, MARITAL OR OTHERWISE, IS SAID PROPERTY.

This is improved property, known as 303 CRIDDLE STEET, UNIT #405, NASHVILLE, TN 37219.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 27th day of April, 2018.

WILLIAM T. HOPPER

TAYLOR J. HOPPER

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, WILLIAM T. HOPPER AND TAYLOR J. HOPPER with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained .

DONE at offices in Hendersonville, Tennessee, on this the 27th day of April, 2018.

NOTARY PUBLIC
My commission expires: 5-20-20

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY