THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180415809

Bill Garrett Davidson County
Batch# 87106 **DEEDWARR**
05/01/2018 12:20:45 PM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20180501-0041096

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $305,000.00.

Affiant

Subscribed and sworn to before me, this30th day of April, 2018.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Eva Meier 303 Criddle Street #109 Nashville TN 37219	New Owner	Tax Parcel ID No. 082130G10900CO

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, **Jessica Kay Caldwell, a single person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Eva Meier, an unmarried woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Being a certain Condominium Apartments in Davidson County, Tennessee, being Unit No. 109, as specified on the Plat shown on the First Amendment to Master Deed, on the Plan of Harrison Square Condominiums, a Horizontal Property Regime, created and 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 # 20060823-0103941, and First Amendment in Instrument No. 20071025- 0126183 and amended in Instrument Nos. 20080104-0001138 and 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 by Warranty Deed from Jason D. Hayes, an unmarried man to Jessica Kay Caldwell, a single person, as recorded on the 8th day of June, 2016 in Instrument No. 20160608-0057758 and Warranty Deed from Stephen Cutter and wife, Alyssa O. Cutter, f/k/a Alyssa C. Owens to Jason D. Hayes, an unmarried man, as recorded on the 27th day of May, 2014 in Instrument No. 20140527-0045224, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Covenants, Conditions and Restrictions for Phillips Jackson Redevelopment District recorded in Book 9183, Page 130, Book 11625, Page 280, Instrument Nos. 20020425-0051069, 20130903-0092717 and 20130903-0092714.

Charter of Homeowners Association recorded at Instrument No. 20060823-0103940.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing HARRISON SQUARE Condominium of record in Instrument No. 20060823-0103941, as amended by instrument(s) of record in Instrument No. 20071025-0126183, 20080104-0001138 and 20090127-0006865; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon. Stormwater Detention Agreement recorded at Instrument No. 20060518-0058543.

Agreement for Dedication of Easement recorded at Instrument No. 20060518-0058549.

This is improved property located at 303 Criddle Street #109 Nashville TN 37219

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 30th day of April, 2018.

Jessica Kay Caldwell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jessica Kay Caldwell, 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 30th day of April, 2018.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018