30805-8 Box 14

# WARRANTY DEED

Bill Garrett Davidson County
Batch# 98239 DEEDWARR
05/30/2018 12:55:06 PM 2 pgs
Fees: $13.00 Taxes: $1,008.25

20180530-0051502

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$272,500.00.**

Affiant

Subscribed and sworn to before me, this the 25th day of May, 2018.

Notary Public

My commission expires: 3-8-22
(AFFIX SEAL)

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Elizabeth Chapron Walker** | **OWNER** | **143-02-0-C-030co** |
| **717 Harpeth Trace Drive** | | |
| **Nashville, TN 37221** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Elaine S. Taubin and Mary B. Cornelius, married to each other**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Elizabeth Chapron Walker, unmarried**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**LAND in Davidson County, Tennessee, being Unit No. 30 on the Plan of Harpeth Knoll, a Planned Unit Development, as of record in Book 5200, Page 764, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**BEING the same property conveyed to Elaine S. Taubin, unmarried, and Mary B. Cornelius, unmarried, as tenants in common with right of survivorship by Deed dated March 9, 2009 from Christopher E. Climer, an unmarried person, of record in Instrument No. 20090310-0021585, Register's Office for Davidson County, Tennessee.**

**The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 5200, Page 764, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Sanitary Sewers and/or Storm Drainage Easement of record in Book 6380, Page 201, Register's Office for Davidson County, Tennessee. (3) Deeds of Conveyances for water and sewerage services of record in Book 7121, Page 235 and in Book 7121, Page 291, Register's Office for Davidson County, Tennessee. (4) Conveyance of common area to Harpeth Knoll Homeowners' Association, of record in Book 6353, Page 228, Register's Office for Davidson County, Tennessee. (5) Grant of Pad Mounted Transformer Easement to the Electric Power Board of the Metropolitan Government of record in Book 7465, Page 719, Register's Office for Davidson County, Tennessee. (6) Declaration of Covenants, Conditions and Restrictions of Harpeth Knoll Subdivision of record in Book 6280, Page 478 and as amended in Instrument No. 20070405-0041277, Register's Office for Davidson County, Tennessee. (7) By-Laws of Harpeth Knoll Homeowners' Association, Inc., of record in Book 6280, Page 486, and as amended in Instrument No. 20170421-0039040, Register's Office for Davidson County, Tennessee. (8) Charter of Harpeth Knoll Homeowners' Association, Inc., of record in Book 6272, Page 636 and as amended in Book 8176, Page 699, Register's Office for Davidson County, Tennessee. (9) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.**

This is improved (__X__) Unimproved (____) property, known as **717 Harpeth Trace Drive, Nashville, TN 37221**

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 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/our hand(s) this **25th** day of **May, 2018.**

Elaine S. Taubin

**Elaine S. Taubin**

Mary B Cornelius

**Mary B. Cornelius**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Elaine S. Taubin and Mary B. Cornelius,** the within named sellers, 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.

Witness my hand and official seal at Nashville, Tennessee, this **25th** day of **May, 2018.**

**Notary Public**

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**My Commission Expires:** 1/17/21