Bill Garrett Davidson County
Batch# 102404 DEEDWARR
06/08/2018 11:10:19 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50
20180608-0055238

WARRANTY DEED

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of JUNE, 2018.

Georgette R Kennedy
Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Courtney B. Hulme	CapStar Bank	171 03 0B 047.00
(NAME) 641 Old Hickory Blvd., Unit 35	(NAME) 2002 Richard Jones Rd Suite 300A	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Thirty-Five Thousand And No/100 Dollars ($335,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Saskia Lindsay Harmon and Peter D. Harmon, wife and husband**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Courtney B. Hulme, an unmarried woman**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Located in Davidson County, Tennessee: Being Unit 18, Plan of Revised Phase One, Section One, Townhomes of Fredericksburg as shown on plat of record in Plat Book 9700, Page 236, in the Register's Office, Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Saskia J. Lindsay, An unmarried woman by Warranty Deed from Ryan Rudolph and wife, Katie Rudolph dated October 15, 2009 and recorded October 20, 2009 as Instrument No. 200910200096927, in said Register's Office for Davidson County, Tennessee. The said Saskia J. Lindsay now known as Saskia Lindsay Harmon.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 641 Old Hickory Blvd., Unit 35, Brentwood, TN 37027

File Number: FRN-183229SSO

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, her 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 our hands this 7th day of June, 2018.

Saskia Lindsay Harmon

Peter D. Harmon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Saskia Lindsay Harmon and Peter D. Harmon, wife and husband, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of June, 2018.

Notary Public

My Commission Expires: 3-13-22

(SEAL)

LAURA ELIZABETH MATHIS NOTARY PUBLIC WILLIAMSON COUNTY STATE of TENNESSEE

File Number: FRN-183229SSO