STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

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

Notary Public
MY COMMISSION EXPIRES: 3/2/21
File No. 18-2335

KIM PERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Bill Garrett Davidson County
Batch# 112287 DEEDWARR
07/03/2018 11:15:07 AM 3 pgs
Fees: $18.00 Taxes: $629.00
20180703-0064412

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Thomas Caroland, Rex B. Caroland, and Ross M. Caroland (NAME)	New Owner (NAME)	034-07-0A-100.00-C
343 Harbor Village Dr. (STREET ADDRESS)	(STREET ADDRESS)	
Nashville TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Mary Elizabeth Parrish, an unmarried woman, and Mary Yvonne Sowell, a married person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas Caroland, an unmarried man, and Rex B. Caroland, an unmarried man, and Ross M. Caroland, a married man as tenants in common with right of survivorship**, 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:

BEING Lot 83, Harbor Village Phase IV of Townhomes Property line, Exhibit Revision 1, a horizontal property regime, as shown by plat of record in Instrument No. 20030611-0080857, amended in Instrument No. 20030723-0102986 and further amended in Instrument No. 20050120-0007505, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Mary Elizabeth Parrish, unmarried, and Mary Yovonne Sowell, married, as tenants in common with the rights of survivorship, by Deed dated July 29, 2004 from Newmark Homes L.P., recorded August 4, 2004, in Instrument Number 200408040093872, in the Register's Office of Davidson County, Tennessee.

Mary Yovonne Sowell and Mary Yvonne Sowell being one and the same person.

This is not the marital homestead of the Grantor.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Covenants, conditions, restrictions, reservations, easements, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6628, page 577; Book 6646, page 543; Book 10672, page 743; Instrument No. 20010817-0089318; Instrument No. 20070205-0014894; Instrument No. 20030611-0080857, Instrument No. 20030723-0102986; Instrument No. 20050120-0007505; Instrument No. 20050724-0088636; Instrument No. 20170808-0081338; and Instrument No. 20171219-0129364, and in any allied instrument(s) referred to in said restrictions.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20030611-0080857; amended in Instrument No. 20030723-0102986 and further amended in Instrument No. 20050120-0007505, Register's Office for Davidson County, Tennessee.

3. Subject to boundary plat in Book 6250, Page 626, Register's Office for Davidson County, Tennessee.

4. Charter of Homeowner's Association of record in Book 6635, page 254; Book 7637, page 813; and Instrument No. 20030611-0080884, Register's Office for Davidson County, Tennessee.

5. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest 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; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Harbor Village Phase IV and recorded in Book 7675, page 733; Book 7675, page 804; Book 7675, page 837; Book 8402, page 569; and Instrument No. 20170918-0095380, Register's Office for Davidson County, Tennessee.

6. Common Area conveyed to Homeowner's Association of record in Book 8485, page 966; Instrument No. 20110211-0012143; and Instrument No. 20171214-0127541, Register's Office for Davidson County, Tennessee.

7. Deed of Conveyance for sewer lines in Book 8026, page 914, Register's Office for Davidson County, Tennessee.

8. Stormwater Detention Agreements of record in Instrument No. 20021105-0135703 and Instrument No. 20021121-0144733, Register's Office for Davidson County, Tennessee.

9. Easements for sanitary sewers/storm drainage in Book 5589, page 831; Book 5970, page 679; and Book 7121, page 202, Register's Office for Davidson County, Tennessee.

10. Grant of Easement from HOA to Comcast of Nashville I, LLC in Instrument No. 20110930-0075699, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Mary Elizabeth Parrish is signed by his/her duly appointed Attorney-in-fact Mary Yvonne Sowell, pursuant to the Power of Attorney recorded in Book 4766, page 123, said Register's Office.

This is improved property, known as 343 Harbor Village Drive, Nashville, TN 37115.

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. Whenever 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 29th day of June, 2018.

Mary Elizabeth Parrish by Mary Yvonne Sowell, her Attorney-in-Fact

Mary Elizabeth Parrish by Mary Yvonne Sowell, her Attorney-In-Fact

Mary Yvonne Sowell

Mary Yvonne Sowell

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 29th day of June, 2018, before me personally appeared Mary Yvonne Sowell , to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 29th day of June, 2018.

Notary Signature
My commission expires: 6/2021



STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Mary Yvonne Sowell, as Attorney in Fact for Mary Elizabeth Parrish, with whom I am personally acquainted, and who acknowledged that Mary Yvonne Sowell executed the within instrument for the purposes therein contained, and who further acknowledge that Mary Yvonne Sowell is the Attorney in Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of June, 2018.

Notary Signature
My commission expires: 6/2021



PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066