THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 180516295**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Knox The actual consideration or value, whichever is greater, for this transfer is: $208,500.00. Affiant Subscribed and sworn to before me, this 11th day of July, 2018. Notary Public My Commission Expires: 01/29/2022

CAROLYN PELFREY NOTARY PUBLIC AT LARGE KNOX COUNTY, TN

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Cea Pannell 102 Highland Villa Drive Nashville TN 37211	Renasant Bank 2001 Park Place N Ste 150 Birmingham, AL 35203	Tax Parcel ID No. 161-14-0B-102.00-CO

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, **Elmo Tillman, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cea Pannell , an unmarried woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit Number 102 on the Plan of Condominium Site of Highland Villa Condominiums, a horizontal property regime established by Master Deed of record in Book 7278, page 312; Amended in Book 7347, page 717; Book 7352, page 630; Book 7467, page 850; Book 7470, page 153; Book 7600, page 361; Book 8090, page 537; Book 8131, page 95; Book 8173, page 84; Book 7600, page 361; Book 8199, page 149; Book 8765, page 610; Book 8658, page 595, Book 9730, page 265; Book 9730, page 268; and Book 9730, page 271, Register's Office for Davidson County, Tennessee; Plat of record in Plat Book 6200, page 473, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Elmo Tillman by Warranty deed from Mitzie Morrow, unmarried of record in Instrument No. 20041130-0141788 Register's Office for Davidson County, Tennessee, dated November 15, 2004 and recorded on November 30, 2004.

The execution of this instrument is effected by the signature of James Carey Tillman as Attorney-in-fact for Elmo Tillman, which Power of Attorney is recorded in Instrument No. ——201807130067850——, in said Register's office.

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.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Boundary Plat of record in Plat Book 6200, Page 473 and Plat Book 6200, page 691, and in the Master Deed as Exhibit "B" of record in Book 7278, Page 312, Register's Office for Davidson County, Tennessee.
The premises herein insured 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 and is subject to the By-Laws for the administration thereof; also subject to the 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments

Bill Garrett Davidson County
Batch# 115911 DEEDWARR
07/13/2018 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $771.45
20180713-0067851

and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Highland Villa Condominium of record in Book 7278, Page 312 amended in Book 7347, Page 717, Book 7352, Page 630, Book 7467, Page 850, Book 7470, Page 153, Book 7600, Page 361, Book 8173, Page 84, Book 8199, Page 149, and Book 8765, Page 610, Book 10871, Page 232, Register's Office for Davidson County, Tennessee.
Charter for the Homeowner's Association for Highland Villa Condominiums of record in Book 7278, Page 310, in the Register's Office for Davidson County, Tennessee.
By-Laws for Highland Villa Condominium of record in Book 7278, Page 334 amended in Book 8090, Page 537, Book 8131, Page 95, Book 8658, Page 595, Book 9730, Pages 265, 268 and 271 in Instrument No. 20021118-0142476 and in Instrument 20081210-0119221, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 8175, Page 774, in the Register's Office for Davidson County, Tennessee.
Deed of Conveyance to the State of Tennessee of record in Book 7913, Page 753, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Book 6952, Page 928, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 102 Highland Villa Drive Nashville TN 37211

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 11th day of July, 2018.

Elmo Tillman by James Cary Tillman as Attorney-in-fact

STATE OF TN)
COUNTY OF KNOX)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Cary Tillman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Elmo Tillman and that he is authorized by Elmo Tillman to execute this instrument on his behalf.

WITNESS my hand, at office, this 11 day of July, 2018.

Notary Public

My Commission Expires: 01/29/2022

CAROLYN PELFREY NOTARY PUBLIC AT LARGE KNOX COUNTY TN

True Copy Certification

I, Alyssa Rayne, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

