THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180516406** Bill Garrett Davidson County Batch# 117695 **DEEDWARR** 07/18/2018 09:03:46 AM 2 pgs Fees: $13.00 Taxes: $3,089.50 20180718-0069806	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $835,000.00 Affiant Subscribed and sworn to before me, this12th day of July, 2018. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN IV
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 09-10-20

WARRANTY DEED

Address New Owner: Howell Park Partners, LLC. PO Box 24512 Nashville, TN 37202	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 093-10-0A-413.00 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, **Judith Ashley McRedmond n/k/a Ashley Simmons Parsley** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Howell Park Partners, LLC, a Tennessee limited liability company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Unit No. 413 in Howell Park, a Condominium, a Horizontal Property Regime as shown in a plan recorded in Book 6250, Page 868, Register's Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 6816, Page 411, Register's Office for Davidson County, Tennessee to which plan reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and Tenants of Howell Park, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 6816, Page 411, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed by Quitclaim Deed with Reservation of Life Estate from Jo Anne Williams to Judith Ashley McRedmond, a single person, as recorded on the 10th day of September, 2014 in Instrument No. 20140910-0082902 and Warranty Deed from Haury and Smith Contractors, Inc. to Joseph V. Williams and wife, Jo Anne Williams, as recorded on the 13th day of November, 1989 in Deed Book 7982, Page 117, in the Register's Office of Davidson County, Tennessee. Her life estate interest in said property having extinguished upon her death

Jo Anne Williams having since died on Saturday, March 17, 2018, in 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HOWELL PARK, A CONDOMINIUM, as recorded in Plat Book 6250, Page(s) 868.

Terms and provisions of by-Laws recorded in Book 11429, Page 947 and Instrument No. 20070521-0060147 .

Charter of Homeowners Association recorded at Instrument No. 20000508-0046074.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing HOWELL PARK, A CONDOMINIUM of record in Book 6816, Page 411; 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.

Deed to Metro from Homeowners Association for Slope Easement recorded at Instrument No. 20020531-0065914.

Deed to State of Tennessee from Homeowners Association recorded at Instrument No. 20060608-0068012.

This is improved property located at 413 2nd Avenue South Nashville TN 37201

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 12th day of July, 2018.

Ashley Simmons Parsley

Judith Ashley McRedmond n/k/a
Ashley Simmons Parsley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Judith Ashley McRedmond n/k/a Ashley Simmons Parsley, 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 12th day of July, 2018.

Notary Public

My Commission Expires: _____

