WARRANTY DEED

Bill Garrett
Batch# 128318 Davidson County
08/13/2018 01:30:01 PM DEEDWARR
Fees: $13.00 Taxes: $888.00 2 pgs

20180813-0079704

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 240,000.00

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE 25th DAY OF July2018

Notary Public

MY COMMISSION EXPIRES: 2/25/20

(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 311 E. Main Street, STE 5, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca B Owens and	Same as new owner	34-7A-68.00
257 Harbor Village Drive		
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED,WE,

Sue Ellen Clark, unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***Rebecca B Owens, unmarried woman***

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. 50, on the Plan of the Town Homes Property Line Exhibit of Harbor Village, Phase IV, a Horizontal Property Regime with Private Elements as shown by plat of record in Instrument No. 20030611-0080857, Revision 1 of record in Instrument No. 20030723-0102986, and Second Amendment of record in Instrument No. 20050120-0007505, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description. Said plat prepared by R. Scott Cherry, Cherry Land Surveying, Inc., R.L.S. 1512, 622 West Iris Dr., Nashville, TN 37204.

Being the same property conveyed to Sue Ellen Clark by Warranty Deed from Vance Jack and Tina Jack, husband and wife, dated 08/26/2016 and filed for record on 08/31/2016 of record in Instrument No. 20160831-0091431, said Register's Office for said County.

Subject to: (1) All matters shown on the plat of record in Plat Book 6900. Page 37, in the Register's Office for Davidson County, Tennessee; (2) Covenants, conditions, easements and restrictions of record in Book 6628, Page 577, Amendment to Declaration of record in Book 6646. Page 543, Amendment of record in Book 10672, Page 743, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto,; (3) Covenants, conditions, easements and restrictions of record in Instrument No. 20030611-0080857, First Amendment of record in Instrument No. 20030723-0102986, Second Amendment of record in Instrument No. 20050120-0007505, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; (3) Survey Map of record in Book 6250. Page 626, in the Register's Office for Davidson County, Tennessee; (4) Charter Articles of Incorporation of record in Book 6635. Page 254, in the Register's Office for Davidson County, Tennessee; (5) Easement of record in Book 7026. Page 916, in the Register's Office for Davidson County, Tennessee; (6) Easement Contained in Deed of Conveyance of record in Book 7026, Page 914, in the Register's Office for Davidson County, Tennessee; (7) Agreement for Dedication of Easement of record in Book 7121. Page 202, in the Register's Office for Davidson County, Tennessee; (8) Warranty Deed of record in Book 8485. Page 966, Amended and restated declaration of record in Instrument No. 20010817-0089318, First Amendment to By-Laws of record in Instrument No. 20070205-0014894 in the Register's Office for Davidson County, Tennessee; (9) Stormwater Detention Agreement of record in instrument No. 20021105-0135703, Instrument No. 20021121-0144783, in the Register's Office for Davidson County, Tennessee; (10) Charter of record in instrument No. 20030611-0080884 in the Register's Office for Davidson County, Tennessee; and (11) Grant of Easement of record in Instrument No. 20110930-0075699, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (xx) Property, known as **257 Harbor Village Drive, Madison, TN 37115**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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. 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 hand this 25th day of July, 2018.

Sue Ellen Clark

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sue Ellen Clark** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of July, 2018.

Commission Expires: 3/2/21

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires: _____

Notary Public