WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 day of August, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

Bill Garrett Davidson County
Batch# 135419 DEEDWARR
08/31/2018 09:02:54 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20180831-0086395

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Philip O. Hyde and Mackenzie G. Strawn	Phillip O. Hyde	118090a00500co
(NAME) 921 Sutton Hill Rd.	(NAME) 921 Sutton Hill Rd.	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37204	
(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, I, Joanna Harper, f/k/a John Mark Harper, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Philip O. Hyde and Mackenzie G. Strawn, Husband and Wife, 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 5 on the Plan of Hawthorne Square Condominiums as established by the Master Deed and By Laws for Hawthorne Square Condominiums of record in Book 6341, Page 640, Register's Office for Davidson County, Tennessee, and an undivided interest in the general and limited common elements appurtenant thereto and as shown in Exhibit "A" to Master Deed and including an undivided interest as set forth in said Master Deed and ByLaws.

Being the same property conveyed to John Mark Harper, unmarried, from John R. Tarpley and Wife, Laura J. Tarpley by Warranty Deed dated April 30, 1987 of record in Book 7231, Page 963, Register's Office for Davidson County, Tennessee. The said John Mark Harper is n/k/a Joanna Harper as shown by Circuit Court Approval, Case No. 0505-05844, Multnomah County Circuit Court, State of Oregon, dated June 16, 2005.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH IN THE MASTER DEED AND BY LAWS FOR HAWTHORNE SQUARE CONDOMINIUMS AS SHOWN IN EXHIBIT "A" OF RECORD IN BOOK 6341, PAGE 640, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

File No.: 2018-1557
GRE TN Warranty Deed

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: S-BOT 18-1001-H

****This is NOT the principal residence of the Grantor named herein****

unimproved ☐

This is improved ☑ property, known as 1001 Clifton Lane, Unit 5, Nashville, TN 37204

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my, 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 24th day of August, 2018.

Joanna Harper

STATE OF OREGON

COUNTY OF Deschutes

On this 24 day of August, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Joanna Harper**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
Feb 15 2022

Notary Public,

OFFICIAL STAMP
KRISTINA M RICE
NOTARY PUBLIC-OREGON
COMMISSION NO. 971329
MY COMMISSION EXPIRES FEBRUARY 15, 2022

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

File No.: 2018-1557
GRE TN Warranty Deed