THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180917654**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $289,000.00. Pamela Bennett Crow Affiant Subscribed and sworn to before me, this 10th day of October, 2018. Notary Public My Commission Expires: ___

RICHARD LOUIS RIECK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

Karen Y Johnson Davidson County
Batch# 151218 DEEDWARR
10/15/2018 08:24:35 AM 2 pgs
Fees: $13.00 Taxes: $1,069.30

20181015-0101565

WARRANTY DEED

Address New Owner: Shirley H. Hunter 146 Harpeth Trace Smt #146 Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 143030D14600CO

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, **Pamela Bennett Crow, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shirley H. Hunter**, ("Grantees"), its 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 146, HARPETH TRACE HIGHRISE CONDOMINIUM, as shown on plat of record in Book 5050, Page 47, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Pamela Bennett Crow, unmarried by Warranty Deed from Stuart N. Schmidt and spouse, Jean G. Schmidt, recorded on the 2nd day of April, 2014 in Instrument No. 20140402-0027479, in the Register's Office of 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 HARPETH TRACE HIGHRISE CONDOMINIUM, as recorded in Plat Book 5050, Page(s) 47 and Boundary Plat recorded in Book 4675, Page 95.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 5120, Page 918, corrected in Book 5182, Page 767, amended in Book 5182, Page 769.

Charter of Harpeth Trace Condominiums recorded in Book 8052, Page 512.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing HARPETH TRACE HIGHRISE CONDOMINIUM of record in Book 5116, Page 751 ; 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.

Easement for Ingress and Egress, recorded in Book 4734, Page 901.

Agreement for Dedication of Easement for access roads, reservoir, pumping station site, water mains and appurtenances granted Metro Government as set forth in instrument recorded in Book 5099, Page 783.

Charter of Harpeth Trace Services Corporation recorded in Book 5120, Page 199 and amended in Book 6556, Page 693.

This is improved property located at 146 Harpeth Trace Smt #146 Nashville TN 37221

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 10th day of October, 2018.

Pamela Bennett Crow

Pamela Bennett Crow

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Pamela Bennett Crow, 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 10th day of October, 2018.

Notary Public

