WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 152717 DEEDWARR
10/19/2018 10:44:07 AM 2 pgs
Fees: $13.00 Taxes: $2,763.90

20181019-0103879

AMANDA S. WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $747,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of October, 2018.

Notary Public

MY COMMISSION EXPIRES: 10.12.2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jennifer Hanock Moscardelli 1126 Granny White Court Nashville, TN 37204	New Owner	131-08-0F-011.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Douglas Scott Hardy and Andrea Wenk Hardy, husband and wife, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Jennifer Hanock Moscardelli, an unmarried woman, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 2B of Harding Heights Condominiums, a Horizontal Property Regime located on Granny White Court, in Nashville, TN, together with Easements as shown in Instrument No. 20040812-0097468, amended by Master Deed of Harding Heights Condominiums, recorded in Instrument No. 20040521-0059693, as amended in Instrument No. 20060808-0097413, in the Register's Office for Davidson County, Tennessee, and described in the Master Deed of record in Instrument No. 20040521-0059693, as amended in Instrument No. 20060808-0097413, Instrument No. 20040721-0087181, Instrument No. 20050504-0050176, Instrument No. 2051108-0135294, Instrument No. 20101119-0092636, Instrument No. 20120802-0068566 and Instrument No. 2012080l-0067859, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Harding Heights Condominiums, contained in the Master Deed recorded in Instrument No. 20040521-0059693, as amended in Instrument No. 20060808-0097413, Instrument No. 20040721-0087181, Instrument No. 20050504-0050176, Instrument No. 2051108-0135294, Instrument No. 20101119-0092636, Instrument No. 20120802-0068566 and Instrument No. 20120801-0067859, said Register's Office, and By-Laws appended thereto, said Register's Office, are incorporated herein and made a part hereof the same though copied herein.

Being the same property conveyed to Douglas Scott Hardy and Andrea Wenk Hardy, husband and wife by Warranty Deed dated 07/15/2013 from Whitney C. Sitzler, unmarried of record in Instrument 201307170073716, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 1126 Granny White Court, Nashville, TN 37204

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 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/our hand(s) this the 18th day of October, 2018.

Douglas Scott Hardy

Andrea Wenk Hardy

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I, the undersigned, a Notary Public for the County of Williamson and State of Tennessee, do hereby certify that Douglas Scott Hardy and Andrea Wenk Hardy personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 18th of October, 2018.

Notary Public

My Commission Expires: 1/6/2020

(SEAL)

