Box 14
31283-4

# WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 152945 **DEEDWARR**
10/22/2018 08:55:10 AM 2 pgs
Fees: $13.00 Taxes: $1,268.73

20181022-0104214

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$342,900.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of October, 2018.

Notary Public

My commission expires:
(AFFIX SEAL)

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Sept. 22, 2019

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **301 Criddle St. No. 201, LLC** | **"NEW OWNER"** | **082-13-0-G-201.00co** |
| **91 Alabama Street** | | |
| **Long Beach, NY 11561** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Netra Potter-Marsh, Trustee of The Netra Potter-Marsh Revocable Living Trust U/A/D August 18, 2015**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**301 Criddle St. No. 201, LLC, a Tennessee limited liability company**

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:

**BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 201, Building A, as specified on the Plat shown in the Master Deed, on the Plan of Harrison Square Condominiums, Phase II, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed and By-Laws for Harrison Square Condominiums, of record in Instrument No. 20060823-0103941, and as amended in Instrument No. 20071025-0126183, Instrument No. 20080104-0001138 and in Instrument No. 20090127-0006865, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Harrison Square Condominiums, Phase II, for placement of Units, as shown on Exhibit "A" to the First Amendment to the Master Deed of record in Instrument No. 20071025-0126183, said Register's Office, for a more complete identification and description of such Unit.**

**TOGETHER with Carport No. 5, which Carport is a Limited Common Element as described in the Master Deed, as amended.**

**BEING the same property conveyed to Netra Potter-Marsh, a single woman by Deed dated October 3, 2014, from Craighead Patten Properties, II, a Tennessee general partnership of record in Instrument No. 20141007-0092686, as corrected by Scrivener's Affidavits of record in Instrument No. 20150713-0067563 and in Instrument No. 20150717-0069899, said Register's Office for Davidson County, Tennessee. Netra Potter-Marsh conveyed her interest in said property to Netra Potter-Marsh, as Trustee for The Netra Potter-Marsh Revocable Living Trust by Limited Warranty Deed dated August 18, 2015, of record in Instrument No. 20150901-0088427, said Register's Office.**

**THE conveyance of the above described parcel of land is subject to the following:**

1) **The Plan as shown on Exhibit "A" to the First Amendment to the Master Deed of record in Instrument No. 20071025-0126183, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **An application to combine Parcels of record in Instrument No. 20060802-0093785, Register's Office for Davidson County, Tennessee.**

3) **Storm Water Detention Agreements of record in Instrument No. 20060518-0058543, Register's Office for Davidson County, Tennessee.**

4) **Agreement for Dedication of Easement for Storm Drainage, of record in Instrument No. 20060518-0058549, Register's Office for Davidson County, Tennessee.**

5) **The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest 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; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and By-Laws establishing a Horizontal Property Regime of Harrison Square Condominiums of record in Instrument No. 20060823-0103941 and amended in Instrument No. 20071025-0126183 and in Instrument No. 20080104-0001138 and in Instrument No. 20090127-0006865, Register's Office for Davidson County, Tennessee.**

6) **Charter of Harrison Square Condominium Owners' Association, Inc., of record in Instrument No. 20060823-0103940, Register's Office for Davidson County, Tennessee.**

7) **Taxes for the current year which have been prorated between the parties and were paid by the Grantor herein and the subsequent years, not yet due and payable.**

This is improved property, known as **301 Criddle Street #201, Nashville, TN 37219**

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 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 **15th** day of **October, 2018.**

**Netra Potter-Marsh, Trustee of The Netra Potter-Marsh Revocable Living Trust Agreement U/A/D August 18, 2015**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Netra Potter-Marsh, Trustee of The Netra Potter-Marsh Revocable Living Trust Agreement U/A/D August 18, 2015,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **October, 2018.**

**Notary Public**

**My Commission Expires:** 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY