File Box 8

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 181017963

Karen Y Johnson Davidson County
Batch# 156395 **DEEDWARR**
11/02/2018 02:28:15 PM 2 pgs
Fees: $13.00 Taxes: $1,109.63

20181102-0108945

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $299,900.00.

Affiant

Subscribed and sworn to before me, this 31st day of October, 2018.

Notary Public
My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Elizabeth Haley Davis 4500 Post Road #66 Nashville TN 37205	New Owner	Tax Parcel ID No. 103140A06600CO

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, **Jan Howard, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth Haley Davis,** ("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 No. F-66 in a Horizontal Property Regime located on the Plat of The Hillwood, Revised, of record in Book 5200, Page 43, as revised in Book 6250, Page 503, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jan Howard by Warranty Deed from Sheliah Wall, unmarried, recorded on the 31st day of January, 2000 in Instrument No. 200001310009810, 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 2019 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 THE HILLWOOD CONDOMINIUMS, as recorded in Plat Book 6250, Page(s) 503, revising Book 5200, Page 43.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE HILLWOOD CONDOMINIUMS of record in Book 5280, Page 464, as amended by instrument(s) of record in Book 5281, Page 357 and Book 6553, Page 108 corrected in Book 6612, Page 155; Book 7702, Page 606; Book 7822, Page 263; Instrument No. 20081125-0115372 and Instrument No. 20130326-0029697; 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.

This is improved property located at 4500 Post Road #66 Nashville TN 37205

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 31st day of October, 2018.

Jan Howard by Carter A. Howard attorney in fact

Jan Howard
By: Carter A. Howard, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carter A. Howard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Jan Howard and that he is authorized by Jan Howard to execute this instrument on her behalf.

WITNESS my hand, at office, this 31st day of October, 2018.

Notary Public

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022