Karen Y Johnson Davidson County
Batch# 162006 DEEDWARR
11/16/2018 03:13:30 PM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20181116-0113251

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 34547-11-2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $300,000.00. Affiant Subscribed and sworn to before me this 15th day of November, 2018. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William J. Harbison II, Trustee 3809 Whitland Avenue Nashville, TN 37205	William J. Harbison II, Trustee 3809 Whitland Avenue Nashville, TN 37205	Map and Parcel No.: 131 07 0 E 011.00CO

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, Betty L. Brooks, an unmarried woman ("Grantor") has this day bargained and sold, and does hereby transfer and convey to William J. Harbison II, Trustee of the William L. Harbison 2018 Trust under agreement dated November 15, 2018 ("Grantee"), his successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto; **provided, however, that Grantor expressly reserves unto herself and her assigns a life estate in the subject property**. Grantor and her assigns shall have full ownership, possession and use of the subject property, as well as the rents, revenues and profits generated by the property, during the term of Grantor's natural life. Upon the expiration of the Grantor's natural life, the ownership, possession, use, rents, revenues and profits of the subject property shall revert to the Grantee as the remainderman.

This is improved property located at 1919 Randolph Place, Nashville, Davidson County, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors and assigns, forever.

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 15th day of November, 2018.

Betty L. Brooks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Betty L. Brooks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of November, 2018.

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 6-B, together with the appurtenant interest in the common elements of Evergreen Homeowners' Association, Inc., a horizontal property regime established by Master Deed of record in Book 6936, page 936, as amended in Instrument No. 20170424-0040045, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit C to the aforementioned Master Deed and being located upon Lot No. 6 on the Plan of Evergreen of record in Plat Book 6250, page 395, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Betty L. Brooks by deed dated May 2, 2008 from Harriet N. Hays Malone of record in Instrument No. 20080507-0046914, Register's Office for Davidson County, Tennessee.

TOGETHER WITH the Joint Roadway Agreement for Use and Maintenance as more fully described in Instrument of record in Book 6521, page 802, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for 2019 and subsequent years, which have been assumed by Grantee.
2. First Amendment to the By-Laws of Evergreen Homeowners' Association, Inc., of record in Instrument No. 20170424-0040042, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Evergreen Homeowners' Association, of record in Book 6936, page 936 as amended in Instrument No. 20170424-0040045, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 6250, page 589, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record attached as Exhibit C to the Master Deed in Book 6939, page 936, Register's Office for Davidson County, Tennessee.
6. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
7. Joint Roadway Agreement for Use and Maintenance of record in Book 6521, page 802, Register's Office for Davidson County, Tennessee.
8. The life estate expressly reserved unto Grantor and her assigns, as set forth herein.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

