Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Karen Y Johnson Davidson County
Batch# 181020 DEEDWARR
01/07/2019 08:42:16 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00

20190107-0001343

WARRANTY DEED

File #2018-372

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $390,000.00.

VADesjarlais
Affiant

Subscribed and sworn to before me on January 3rd, 2019.

Notary Public
My Commission Expires:

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 17, 2020

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Virginia G. Waddey 4215 Harding Pike, Unit 201 Nashville, TN 37205	New Owner	103-16-0B-012.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MARY MOORE HOOVER, UNMARRIED**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **VIRGINIA G. WADDEY, UNMARRIED,** hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 201, on the Plan of Windsor Tower Condominium Apartments, of record in Plat Book 5200, page 71, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of 4215 Harding Road Homeowners' Association, a horizontal property regime established by Master Deed of record in Book 5313, page 338, amended in Book 8666, page 789, said Register's Office.

Being the same property conveyed to MARY MOORE HOOVER, UNMARRIED, by deed from MELINDA A. HOWSER, UNMARRIED, of record in Instrument No. 20130402-0032233, dated April 1, 2013, said Register's Office.

See Power of Attorney for Mary Moore Hoover of record in Instrument No. 20190102-0000225, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 4215 Harding Pike, Unit 201, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands on November 29, 2018.

Grantor:

Mary Moore Hoover
by [signature] Attorney in Fact

Mary Moore Hoover by Robert Craige Hoover, Attorney in Fact

Grantor:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Robert Craige Hoover, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for Mary Moore Hoover, the within named bargainor, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Mary Moore Hoover, the within named bargainor, by the said Robert Craige Hoover, as such Attorney-in-Fact.

Witness my hand, at office, this 29th day of November, 2018.

[signature]
Notary Public

My commission expires: [illegible]

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY