G#31613-2

BOX #14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 194232 DEEDWARR
02/12/2019 08:53:58 AM 2 pgs
Fees: $13.00 Taxes: $129.50
20190212-0012909

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$35,000.00.**

Affiant

Subscribed and sworn to before me, this the 11th day of February, 2019.

Notary Public

My commission expires: 1/17/21

(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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
Charles T. Henson	**"New Owner"**	**147020B09400CO**
1924 Old Hickory Blvd		
Brentwood, TN 37027		

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

Charles B. Hand, Jr. and wife, Andrea J. Hand

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

Charles T. Henson, a married man

HEREINAFTER CALLED THE GRANTEE, HIS 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. E-112 as specified on the Plat shown in the Master Deed, on the Plan of Caldwell Court Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Caldwell Court Condominiums, of record in Book 6188, Page 744, and amended in Instrument No. 20070509-0055551 and in Instrument No. 20071011-0120947, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plan of Caldwell Court Condominiums, for placement of Units, as shown on Exhibit A-2 to the Master Deed of record in Book 6188, Page 744, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Michael D. Taylor by Warranty Deed dated December 1, 1983, from Town & Country Properties, Inc., of record in Book 6189, Page 351, Register's Office for Davidson County, Tennessee. And further conveyed to Andrea June Taylor by Quitclaim Deed dated October 25, 1985, from Michael D. Taylor and Barry W. Bedford, Trustee, of record in Book 6763, Page 19, said Register's Office. The said Andrea June Taylor is now known as Andrea June Taylor Hand or Andrea J. Hand. The said Andrea June Taylor Hand conveyed her interest to Charles B. Hand, Jr. and wife, Andrea J. Hand, by Quitclaim Deed dated August 13, 1999, of record in Book 11665, Page 532, said Register's Office.

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

1) All matters shown on the Plan as set out on Exhibit A-2 to the Master Deed of record in Book 6188, Page 744, Register's Office for Davidson County, Tennessee;

2) Master Deed for Caldwell Court Condominiums of record in Book 6188. Page 744, and amended in Instrument No. 20070509-0055551 and in Instrument No. 20071011-0120947, Register's Office for Davidson County, Tennessee, and By-Laws appended thereto;

3) Charter of Caldwell Court Condominium Association, Inc., of record in Book 6188, Page 452 and amended in Instrument No. 20070103-0001049, Register's Office for Davidson County, Tennessee;

4) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4895, Page 829, Register's Office for Davidson County, Tennessee;

5) Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20150211-0012557, said Register's Office;

6) Appointment of Substitute Trustee in the Master Deed of record in Instrument No. 20080625-0065590 and in Instrument No. 20130212-0014369, said Register's Office; and,

7) Taxes for the current year which have been prorated between the parties and assumed by the Grantee herein and the Grantee assuming the subsequent years, not yet due and payable.

This is improved property, known as: **550 Harding Place E-112, Nashville, TN 37211**.

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 **11th day** of **February, 2019.**

Charles B. Hand, Jr.

Andrea J. Hand

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Charles B. Hand, Jr. and wife, Andrea J. Hand,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **11th day** of **February, 2019.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21