# WARRANTY DEED

Karen Johnson Davidson County
Batch# 195929 DEEDWARR
02/15/2019 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $684.50
20190215-0014256

JM-VRES-19-407

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Karen S Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF FEBRUARY, 2019.

Sheri Engel
Notary Public

MY COMMISSION EXPIRES: January 5, 2021
(AFFIX SEAL)

SHERI ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Thomas Hall Harbin and Lane Scott Harbin** | ~~NEW OWNER~~ BancorpSouth Bank | |
| (NAME) | (NAME) | |
| **407 Lemont Drive** | 2778 West Jackson St. Bldg G2 FL | 061-05-0-A-026.00CO |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37216** | Tupelo, MS 38801 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSEPH KANE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THOMAS HALL HARBIN AND LANE SCOTT HARBIN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 98, on the Plan of Poplar Glen Condominium site plan Phase II, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, according to the Master Deed of record in Book 7534, Page 591, as amended in Book 7548, page 612, Book 7733, page 880 and re-recorded in Book 7734, page 478, Book 7654, Page 439 and Book 8036, Page 175, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in Common Areas/Element appurtenant to said unit as set forth in said Master Deed, and more particularly described in Plat Book 6900, Page 764 and Plat Book 6900, Page 567, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description.

Being the same property conveyed to Joseph Kane, married by Warranty deed from King Investment Group, LLC of record in Instrument No. 20150812-0080783 Register's Office for Davidson County, Tennessee, dated August 07, 2015 and recorded on August 12, 2015.

**The subject property was never the marital residence of the grantor. As such, his spouse does not join in the execution of this instrument.**

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years
- Plan of record in Plat Book 6900, Page 764 and Plat Book 6900, Page 567, Register's Office for Davidson County, Tennessee.
- Master Deed with By-Laws appended thereto establishing a Horizontal Property Regime of Poplar Glen of record in Book 7534, Page 591, as amended in Book 7548, page 612, Book 7733, page 880 and re-recorded in Book 7734, page 478, Book 7654, Page 439 and Book 8036, Page 175, Register's Office for Davidson County, Tennessee.
- Conveyance of Cross Easement of record in Book 7337, Page 269, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement and/or Storm Drainage of record in Book 4989, Page 430 and Book 5124, page 28, in the Register's Office for Davidson County, Tennessee.
- Planned Unit Agreement of record in Book 6088, Page 308, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 8036, Page 209, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **407 Lemont Drive, Nashville, Tennessee 37216**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 15th DAY OF FEBRUARY, 2019.

Joseph Kane

STATE OF TEXAS

COUNTY OF Tarrant

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH KANE, the within named bargainor, 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, this the 15th of February, 2019.

Notary Public
My Commission Expires: 1/12/2021
(SEAL)

GINA Y. STUM-TOWERY
My Notary ID # 129264419
Expires January 12, 2021

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY