Record and Return To:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 197214 **DEEDWARR**
02/20/2019 01:56:14 PM 2 pgs
Fees: $13.00 Taxes: $843.60
20190220-0015434

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 228,000.00

Affiant Signature

Subscribed and sworn to before me on this the 14th day of February, 2019

Notary Public

My Commission expires 03/08/2021

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

NAME AND ADDRESS OF PROPERTY OWNER:
Julie Rowell
Vincent Rowell
103 Highland Villa Drive
Nashville, TN 37211-7318
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #:16114OB10300C0

WARRANTY DEED

19NT00008

Effective the 14th day of February, 2019 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

RITA G. HARDEMAN, MARRIED

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

JULIE ROWELL AND VINCENT ROWELL, WIFE AND HUSBAND

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 103, as shown on the Plan of Highland Villa Condominiums, a Horizontal Property Regime, filed as Exhibit B to and established by the Master Deed of record in Book 7278, Page 312 as amended in Book 7347, Page 717, Book 7352, Page 630, Book 7467 Page 850, Book 7470 Page 153, Book 7600 Page 361, Book 8173 Page 84, Book 8199 Page 149, Book 8765 Page 610, Book 10871 Page 232, Register's Office for Davidson County, Tennessee together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Subject to all easements, reservations, covenants, conditions, agreements of record if any.

Being the same property conveyed to Rita G. Hardeman, married, by Warranty Deed from Lisa Sprowls Maclay and Lori S. Hansom, dated 10/1/2012 and recorded 10/23/2012 in Document 20121023-0096953, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 103 Highland Villa Dr, 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, their heirs and assigns, forever. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 this the 14th day of February, 2019

Rita G. Hardeman

Rita G. Hardeman

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Antonio Rita G. Hardeman, the within named bargainers with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 14th day of February, 2019.

Notary Public

My commission expires: 03-08-2021

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021