This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $195,000.00.

Jessica R. Huang
Affiant

Subscribed and sworn before me this the 18 day of February, 2019.

Notary Public
My commission expires:

ASHLEY NELSON NOTARY PUBLIC STATE OF WASHINGTON Commission Expires 04-19-2021

Karen Johnson Davidson County
Batch# 197840 DEEDWARR
02/22/2019 09:07:56 AM 2 pgs
Fees: $13.00 Taxes: $721.50

20190222-0016079

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Shannon Guthrie 1900 Richard Jones Rd, Apt T4 Nashville, TN 37215	New Owner	117 15 0A 180.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JESSICA R. HUANG, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SHANNON GUTHRIE, AN UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. T-4 of Green Hills Terrace, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Green Hills Terrace of record in Book 5304, Page 702, and shown on the Plan of record in Plat Book 5200, page 64, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit C to said Master Deed.

Being the same property conveyed to Jessica R. Huang, unmarried, by deed dated 03/23/2012, from Thomas R. "Trey" McDonald, III, Administrator of the Estate of James Lynn Morgan; and Jeffrey Lynn Jarnigin and Lisa Jarnigin Martinez, Heirs of the Estate of James Lynn Morgan, Davidson County Probate Court, Case No. 11P-967, of record in Instrument No. 20120326-0025550, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1900 Richard Jones Rd, Apt T4, Nashville, TN 37215.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

JLH

Witness my hand this the 19 day of February, 2019.

Jessica R. Huang

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jessica R. Huang, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18 day of February, 2019.

My commission expires:

Notary Public

