31589-8 Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 197867 DEEDWARR
02/22/2019 09:33:48 AM 2 pgs
Fees: $13.00 Taxes: $2,014.65

20190222-0016136

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $544,500.00.

Affiant

Subscribed and sworn to before me, this the 21st day of February, 2019.

Notary Public

My commission expires: 3-8-22

(AFFIX SEAL)

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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
James P. Elrod	New Owner	Map 131-02-0-M Parcel 007.00co
412 Village Hall Place		
Nashville, TN 37215		

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

H. Newton Williams, unmarried

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

James P. Elrod , unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 2136 of Village Hall (also known as 412 Village Hall Place, Unit 2136), a Horizontal Property Regime, located at corner of Village Hall Place and Hobbs Road, Nashville, Davidson County, Tennessee, as shown on the plat of Village Hall, recorded as Exhibit B of the Master Deed in Instrument No. 20050510-0052650 and as amended in Instrument No. 20060601-0064170, Instrument No. 20091016-0096028, Instrument No. 20130422-0039977, Instrument No. 20131204-0123748, Instrument No. 20140801-0069319, Instrument No. 20161128-0124628, Instrument No. 20170324-0028757, and Instrument No. 20170324-0028758, Register's Office for Davidson County, Tennessee, and also described in said Master Deed and By-Laws appended thereto, to which document reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Village Hall, Condominium Apartments contained in said Master Deed and By-Laws appended thereto, recorded in Instrument No. 20050510-0052650 and as amended in Instrument No. 20060601-0064170, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part thereof the same as though copied herein.

BEING the same property conveyed to H. Newton Williams, by Deed dated March 16, 2007 from Haury and Smith Contractors, Inc., of record in Instrument No. 20070320-0033427, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following: (1) Sanitary Sewer and/or Storm Drainage, Water Mains, Pumps and Appurtenances Easement of record in Instrument No. 20140630-0057297, Register's Office for Davidson County, Tennessee. (2) The Plan of record as shown on Exhibit "B" of the Master Deed in Instrument No. 20050510-0052650 and amended in Instrument No. 20060601-0064170, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (3) All matters as shown on the Boundary Plat of record in Instrument No. 20041001-0118509, Register's Office for Davidson County, Tennessee. (4) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and By-Laws establishing a Horizontal Property Regime of Village Hall Condominium Apartments of record in Instrument No. 20050510-0052650 and amended in Instrument No. 20060601-0064170, Instrument No. 20091016-0096028, Instrument No. 20130422-0039977, Instrument No. 20131204-0123748, Instrument No. 20140801-0069319, Instrument No. 20161128-0124628, Instrument No. 20170324-0028757, and Instrument No. 20170324-0028758, Register's Office for Davidson County, Tennessee. (5) Easement to Bell South Telecommunications, of record in Book 11740, Page 614, Register's Office for Davidson County, Tennessee. (6) Storm Water Detention Agreement of record in Instrument No. 20040720-0086493, Register's Office for Davidson County, Tennessee. (7) Easement for right of way of Hobbs Road. (8) Possible burial vault in northerly portion at a pile of dressed stones. (9) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **412 Village Hall Place, 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 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 **21st** day of **February, 2019.**

H Newton Williams

H. Newton Williams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **H. Newton Williams,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **21st** day of **February, 2019.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21