Karen Johnson Davidson County
Batch# 198831 DEEDWARR
02/25/2019 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $887.63
20190225-0016987

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $239,900.00

Affiant

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me this 22nd day of February, 2019.

Notary Public
My commission expires: 11/8/22

Address of New Owner:	Send Tax Bills to:	Tax Information
James Edward LeCroy 104 Highland Villa Dr. Nashville, TN 37211	James Edward LeCroy 104 Highland Villa Dr. Nashville, TN 37211	161-14-0B-104.00-C

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Paul A. Ross, an unmarried man,** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **James Edward LeCroy, unmarried man,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 104 of Highland Villa Condominiums, a Horizontal Property Regime, as shown on the plat of Highland Villa Condominiums Apartments of record in Plat Book 6200 Page 473, and described in the Master Deed of record in Book 7278 Page 212, Exhibit "B" 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, and Book 10871 Page 232, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Paul A. Ross, an unmarried man, by deed from Lewis S. Cantrell, an unmarried man, of record in Instrument No.20180629-0063303, Register's Office for Davidson County, Tennessee, and dated June 29, 2018.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Highland Villa Condominiums of record in Plat Book 6200 Page 473, Register's Office for Davidson County, Tennessee.

2. Water Mains and Appurtenances Easement of record in Book 8175 Page 774 Register's

Office for Davidson County, Tennessee.

3. Easement for Right of Way of record in Book 7913 Page 753 Register's Office for Davidson County, Tennessee.

4. Subject to the Covenant, Condition, or Restriction, recorded in Book 7278 Page ~~312;~~ 212 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, and Book 10871 Page 232, Register's Office for Davidson County, Tennessee.

5. Charter for Highland Villa Condominiums of record in Book 7278 Page 310 Register's Office for Davidson County, Tennessee.

6. ByLaws of record in Book 8090 Page 537 and amended in Book 8131 Page 95, Book 8658 Page 595, Book 9730 Page 265, Book 9730 Page 268, Book 9730 Page 271, Instrument No. 20021118-0142476, and Instrument No. 20081210-0119221 Register's Office for Davidson County, Tennessee.

This property is improved property known as 104 Highland Villa Drive, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 22nd day of February, 2019.

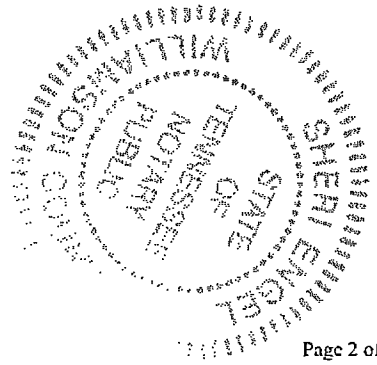
Paul A. Ross

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 22nd day of February, 2019, before me personally appeared Paul A. Ross, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 22nd day of February, 2019.

Notary Signature
My commission expires: January 5, 2020



Certificate of Authenticity

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

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019