WARRANTY DEED

Karen Johnson Davidson County
Batch# 200575 DEEDWARR
02/28/2019 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $536.50
20190228-0018415

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$145,000.00.**

LeeAnn Maloney
Affiant

Subscribed and sworn to before me this 27th day of February, 2019.

Notary Public
My Commission expires: 11-8-21
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Gary Shanklin	New Owner	102-07-0A-058.00
6680 Charlotte Pike Apt K-3		
Nashville, TN 37209	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Sarah Jessica Harris, a single woman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Gary Shanklin**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Apartment Unit No. K-3 of West Meade Condominiums n/k/a The Avenue Nashville West, Inc., Condominiums, created under Title 66, Chapter 27, Sections 101, et seq., as amended Tennessee Code Annotated, and as established by the Master Deed of record in Book 5923, Page 704, as amended in Book 6277, Page 653, Book 7333, Pages 415 and 418, Instrument Number 20120724-0065040 and as corrected by Scrivener's Affidavit in Instrument Number 20120817-0074026, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of West Meade Condominiums of record in Book 5200, Page 430, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Sarah Jessica Harris, a single woman from Hostettler Realty, LLC, a Tennessee limited liability company by Warranty Deed on April 25, 2017, of record in Instrument Number 20170426-0040950, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2019 and subsequent years, plus any penalties and interest which may accrue, which are not yet due and payable.
- Subject to all matters on Plan of record in Plat Book 5200, Page 430, Register's Office for said Davidson County, Tennessee.
- Master Deed and By-Laws of record in Book 5923, Page 704, as amended in Book 6277, Page 653; Book 7333, Page 415; Book 7333, Page 418; Instrument Numbers 20160602-0055543 and 20171107-0114619; Instrument No. 20120724-0065040 (changing the name) and Scrivener's Affidavit of record in Instrument No. 20120817-0074026, Register's Office for Davidson County, Tennessee.
- Charter of West Meade Condominium Association, Inc., of record in Book 5918, Page 953, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5923, Page 740, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Sanitary Sewers and/or Storm Drainage of record in Book 4520, Page 836, Register's Office for said County; Encroachment Easement by and between James A. Lewis and West Meade Condominium Association, Inc., of record in Book 6561, Page 90, Register's Office for said County; Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 8808, Page 872, Register's Office for said County; Recreational Easement of record in Book 4552, Page 507, and Book 5923, Page 769, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **6680 Charlotte Pike Apt K-3, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 February 27, 2019.

Sarah Jessica Harris

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sarah Jessica Harris** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 27, 2019

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires 11-8-21

I, **Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/18

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY