Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

File No.: ALW-19-3813

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $745,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PENNY SCHWINN and PAUL SCHWINN	NEW OWNER	117-09-0E-001.00CO
(NAME)	(NAME)	
3813 HILLDALE DRIVE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **MATTHEW C. HARDIN AND WIFE, JANET L. HARDIN,** herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **PENNY SCHWINN AND PAUL SCHWINN, WIFE AND HUSBAND,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE,** described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A of Hilldale Townhomes, a Horizontal Property Regime with Private Elements, located at Nashville, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Hilldale Townhomes, a Horizontal Property Regime with Private Elements, of record at Instrument No. 201006160046726, Register's Office for Davidson County, Tennessee, as amended at Instrument No. 20100728-0059250, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Hilldale Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20100616-0046726, and By-Laws appended thereto as Exhibit "C", said Register's Office, as amended at Instrument No. 201007280059250, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Matthew C. Hardin and wife, Janet L. Hardin by Warranty Deed from Bank of Tennessee, recorded on the 28th day of July, 2010 in Instrument No. 20100728-0059251, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3813 HILLDALE DRIVE, NASHVILLE, TN 37215
(House Number) (Street) (City or Town) (Postal Zip)

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 5th day of March, 2019.

Karen Johnson Davidson County
Batch# 204343 DEEDWARR
03/11/2019 10:59:51 AM 2 pgs
Fees: $13.00 Taxes: $2,756.50

20190311-0021897

MATTHEW C. HARDIN BY JANET L. HARDIN, ATTORNEY-IN-FACT

JANET L. HARDIN

STATE OF Tennessee
COUNTY OF Davidson

On this the 5th day of March, 2019, before me personally appeared JANET L. HARDIN to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of MATTHEW C. HARDIN and who acknowledged he/she/they executed the same as the free act and deed of the said MATTHEW C. HARDIN.

Witness my hand and official seal, this the 5th day of March, 2019.

Notary Public
My Commission Expires: 5/5/20

ADAM G LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2020

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANET L. HARDIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of March, 2019.

Notary Public
My Commission Expires: 5/5/20

ADAM G LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2020

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171