G# 31703-3
Box #14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 209897 DEEDWARR
03/26/2019 09:21:14 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20190326-0027092

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$200,000.00.**

Affiant

Subscribed and sworn to before me, this the 25th day of **March, 2019.**

Notary Public

My commission expires: 7-8-2019
(AFFIX SEAL)

CARYLYN S. PRIEST
NOTARY PUBLIC
STATE OF TENNESSEE
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
HHT Investors, LLC, a Tennessee limited liability company	**"New Owner"**	**076-01-0-B030.00co**
421 East Iris Drive Suite 300		
Nashville, TN 37204		

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,

Barbara Michelle Shewmake n/k/a Barbara Michelle Tidwell and Clay Tidwell, husband and wife

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

HHT Investors, LLC, a Tennessee limited liability company

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.30 on the Plan of Heritage Hills Townhomes, Phase 1, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Heritage Hills Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No 20070807-0093892, Instrument No. 20070821-0100155 and amended and superseded by declaration of record in Instrument No. 20080825-0087133,and First Supplementary in 20160607-0057159, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plat of Heritage Hills Phase 1, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20080825-0087133, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING all of the same property conveyed to Barbara Michelle Shewmake, an unmarried woman, by Deed dated February 24, 2017, from Marsha Pieroni, an unmarried woman, of record in Instrument No. 20170302-0020659, Register's Office for Davidson County, Tennessee. Barbara Michelle Shewmake having since married Clay Tidwell and is now known as Barbara Michelle Tidwell. Barbara Michelle Shewmake and Barbara Michelle Tidwell are one in the same person.

Clay Tidwell, spouse of the above-named Barbara Michelle Shewmake, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Instrument No 20070807-0093892, Instrument No. 20070821-0100155 and amended and superseded in Instrument No. 20080825-0087133, and First Supplementary in 20160607-0057159, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) 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 establishing a Horizontal Property Regime of Heritage Hills Townhomes, Phase 1, of record in Instrument No 20070807-0093892, Instrument No. 20070821-0100155 and amended and superseded by declaration of record in Instrument No. 20080825-0087133,and First Supplementary in 20160607-0057159, Register's Office for Davidson County, Tennessee;

3) All matters shown on the Plan of record in Instrument No. 20070807-0093892, Register's Office for Davidson County, Tennessee;

4) Declaration of Covenants, Conditions and Restrictions for Heritage Hills Townhomes including but not limited to easements, assessments, special assessments, charges and liens, contained in an Instrument of record in Instrument No. 20080825-0087133, and First Supplementary in 20160607-0057159, Register's Office for Davidson County, Tennessee;

5) Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument No. 20060503-0050829, Register's Office for Davidson County, Tennessee;

6) Right-of-way easement reserved in Deed Book 6185, Page 563, Register's Office for Davidson County, Tennessee;

7) Agreement for Dedication of Easement for Public Utility & Drainage of record in Instrument No. 20170620-0061868, Register's Office for Davidson County, Tennessee;

8) Grant of Easement between Comcast of Nashville I, LLC and Heritage Hills Townhome Owners Association, of record in Instrument No. 20180207-0012288, Register's Office for Davidson County, Tennessee;

9) Grant of Easement to Piedmont Natural Gas Company, Inc., of record in Instrument No. 20100111-0002349, Register's Office for Davidson County, Tennessee;

10) Charter of Heritage Hills Townhomes Owners Association of record in Instrument No. 20070821-0100112, Register's Office for Davidson County, Tennessee;

11) Charter of HHT Investors, LLC, of record in Instrument No. 20110906-0068805, said Register's Office, Acknowledgment of Merger of record in Instrument No. 20170929-0100026, Register's Office for Davidson County, Tennessee;

12) Notice of Acceptance of Public Infrastructure of record in Instrument No. 20180103-0000, Register's Office for Davidson County, Tennessee;

13) Subject to lien for special assessment as contained in the restrictions;

14) Taxes for 2019, a lien not yet due and payable, which have been prorated and assumed by the Grantee's herein, and subsequent years, not yet due and payable.

This is Improved (_X___) Unimproved (____) property, known as **1405 Lady Nashville Court, Unit No. 30, Hermitage, TN 37076**

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 **25th** day of **March, 2019.**

Barbara Michelle Tidwell

Barbara Michelle Shewmake n/k/a Barbara Michelle Tidwell

Clay Tidwell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Barbara Michelle Shewmake n/k/a Barbara Michelle Tidwell and Clay Tidwell,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **25th** day of **March, 2019.**

Notary Public

My Commission Expires: 11/6/21

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY