WARRANTY DEED

Karen Johnson Davidson County
Batch# 221317 DEEDWARR
04/24/2019 09:17:21 AM 2 pgs
Fees: $13.00 Taxes: $891.70
20190424-0037498

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $241,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 22ND DAY OF APRIL, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9.30.19

KIM SEWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 18-1003LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Valerie B. Tigh and Karen A. Macartney	First Bank	
217 Myhr Green	318 Seaboard Ln, Ste 205	142070C09900CO
Nashville, TN 37221	Franklin, TN 37067	

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

SANDRA S. HAMMER, AN UNMARRIED WOMAN*

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

VALERIE B. TIGH, AN UNMARRIED WOMAN AND KAREN A. MACARTNEY, AN UNMARRIED WOMAN AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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:

A certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 99, of the Ashley Green Condominiums, a Horizontal Property Regime, created under Title 66, Sections 27-101 through 66-27-123, et seq., as amended in Tennessee Code Annotated (herein referred to as the "Act"), and the provisions of and as established by a Master Deed, of record in Book 7184, Page 44, further amended in Instrument No. 20111101-0084880, as said Master Deed having been amended by 1st Amendment to Master Deed for Ashley Green of record in Book 7482, Page 312, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed including without limitation the By-Laws appended thereto of record in Book 7184, Page 71, said Register's Office for a more complete identification and description of such unit.

Being the same property conveyed to Edward G. Hammer* and Sandra S. Hammer, husband and wife by Warranty Deed from Kathy L. Haynes
Kinslow, married, Tammie Renee Janney, unmarried, Kirk Anthony Hinson, married and Richard Leslie Hinson, unmarried, recorded on the 2nd day of September, 2008 in Instrument No. 20080902-0089563, in the Register's Office of Davidson County, Tennessee.

* Edward G. Hammer, having since passed away on August 24, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ASHLEY GREEN CONDOMINIUMS, as recorded in Plat Book 6900, Page(s) 24 and Plat Book 6900, Page 978.
4. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ASHLEY GREEN Condominium of record inBook 718, Page 444; Corrected in Book 7467, Page 279 , as amended by instrument(s) of record in Book 7482, Page 312 and Instrument No. 20111101-0084880; also subject to easements, rights and interests 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.
5. Easement recorded in Book 5374, Page 511; Book 5407, Page 643 and Book 6483, Page 907.

This is improved property known as 217 Myhr Green, Nashville, TN 37221

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 in 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 hand on the 22nd day of April, 2019.

Sandra S. Hammer

Sandra S. Hammer

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, SANDRA S.HAMMER, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 22nd day of April, 2019.

Notary Public

My Commission Expires: _____

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020