SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 227572 DEEDWARRSP
05/08/2019 02:45:21 PM 2 pgs
Fees: $13.00 Taxes: $721.50
20190508-0043211

R-CPP-19-06932

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-22

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Evin Dransfield and Bradford Harris	**Same as New Owner**	
(NAME)	(NAME)	**143-03-0B-047.00-CO**
6932 Highland Park Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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 consideration, the receipt of which is hereby acknowledged, **LESA H. SKONEY, EXECUTRIX, OF ESTATE OF RALPH G. PILSK,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EVIN DRANSFIELD AND BRADFORD HARRIS, BOTH UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 6932 (Tax Parcel 47) of Harpeth Glen Condominium, Phase III, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Harpeth Glen Condominium of record in Book 4675, Page 64, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Ralph G. Pilsk by Condominium Unit Deed from Harpeth Glen Corp., a corporation of record in Book 4883, Page 186, Register's Office for Davidson County, Tennessee, dated December 18, 1974 and recorded on January 22, 1975.

The said Ralph G. Pilsk having since died on November 13, 2018, Last Will and Testament entered into the Circuit Court of Davidson County, Tennessee, Probate Division, as Docket No. 18P1963. Lesa H. Skoney, Executrix, hereby conveyes pursuant to Letters Testamentary filed in the Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 18P1963.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Book 4675, Page 64, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Harpeth Glen Condominium, of record in Book 4546, Page 658, as amended in Book 4630, Page 504, Book 4775, Page 384, Book 4872, Page 973, Book 5178, Page 138, and in Book 9797, Page 493, Register's Office for Davidson County, Tennessee.
- By-Laws of Harpeth Glen Homeowners Association of record in Book 4546, Page 670, Book 5583, Page 756, Book 5720, Page 447, Book 7538, Page 346, Book 8017, Page 310, Instrument No. 20010123-0006812 and Instrument No. 20070724-0087868, in the Register's Office for Davidson County, Tennessee.
- Charter of Harpeth Glen Homeowner's Association of record in Book 4452, Page 916, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

GRANTOR does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind herself, her successors and assigns, to warrant and forever defend the title to said land to said GRANTEE, their

heirs, and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

Lesa Hartley Skoney, as Executrix of the Estate of Ralph G. Pilsk, deceased, executes this deed and makes the covenants and warranties herein solely in her stated fiduciary capacity as personal representative of the Estate of Ralph G. Pilsk only, and not in her general individual capacity or otherwise.

This is **improved** property known as: **6932 Highland Park Drive, Nashville, Tennessee 37205**.

Witness my/our hand(s) this the 3rd DAY OF MAY, 2019.

Estate of Ralph G. Pilsk

BY: _____
Lesa H. Skoney
Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LESA H. SKONEY, EXECUTRIX of the ESTATE OF RALPH G. PILSK, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 3rd of May, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212