This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-4236

Karen Johnson Davidson County
Batch# 236899 **DEEDWARR**
05/31/2019 09:39:50 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20190531-0051732

STATE OF TENNESSEE
COUNTY OF Knox

The actual consideration or value, whichever is greater, for this transfer is $230,000.00

Affiant

KAREN MEAD
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

Subscribed and sworn to before me, this the 31st day of May, 2019

Notary Public
My Commission Expires: 10/31/2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Casey N. Ford 5025 Hillsboro Pike, Apt 2C Nashville, TN 37215	New Owner: Casey N. Ford 5025 Hillsboro Pike, Apt 2C Nashville, TN 37215	131-01-0D-015.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Steven D. Hotard, a married man and Sandra C. Cherry, a married woman, as tenants by the entireties with full right of survivorship**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Casey N. Ford, unmarried**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium unit situated in Davidson County, Tennessee, being Unit No. 15, also known as Apt. No. 2-C on the Plan of Georgetown Condominium Apartments, as the same appears on the condominium site-plan of record in Plat Book 5200, page 4, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description as to location and placement of said Unit, together with the appurtenant interest in the common elements of 5025 Hillsboro Homeowners Association, a horizontal property regime established by Master Deed of record in Book 5211, page 325; as amended in Book 5616, page 133; and in Book 6079, page 516, said Register's Office.

Being the same property conveyed to Steven D. Hotard, a single man and Sandra C. Cherry, a married woman, as tenants by the entireties with full right of survivorship by Warranty Deed from Kelsi MacQuerrie, married and Patrick McCrite, married, dated November 7, 2014, recorded November 12, 2014, of record in Instrument No. 20141112-0104543, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Sandra C. Cherry, Steven D. Hotard, nor his spouse, or any dependent.

This is improved property located at: **5025 Hillsboro Pike, Apt 2C, Nashville, TN 37215.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4)

all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of May, 2019.

GRANTOR:

STEVEN D. HOTARD
Steven D. Hotard

Sandra C Cherry
Sandra C. Cherry

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Steven D. Hotard and Sandra C. Cherry, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this **24th** day of May, 2019.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY