Karen Johnson Davidson County
Batch# 243473 DEEDWARR
06/14/2019 12:20:30 PM 3 pgs
Fees: $18.00 Taxes: $769.60
20190614-0057431

WARRANTY DEED

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Notary Public

MY COMMISSION EXPIRES: OCT 20 2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lady Cabrera	PINNACLE BANK	
(NAME) 2338 Nashboro Boulevard	(NAME) 150 3RD AVE S., STE 100	135-12-0-B-110.00CO
(ADDRESS) Nashville, TN 37217	(ADDRESS) NASHVILLE, TN 37201	
(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 Patricia S Harger, an unmarried woman**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Lady Cabrera, a single person**, hereinafter called the GRANTEE(S), her assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Situated in Davidson County, Tennessee, being Unit No. 110, on the Horizontal Property Regime Private Element Plat, Nashboro - Fairway Pointe, of record in Instrument 20020820-0100664, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Patricia Harger, an unmarried woman by Warranty Deed dated 12/18/2015 from Jonathan D. Miller, unmarried of record in Instrument 201512230129321, Register's Office for Davidson County, Tennessee.

All matters as set forth per plats of record in Instrument 200207100083054, Instrument 200208200100664, Register's Office for Davidson County, Tennessee. Declaration of Covenants, Conditions and Restrictions of record in Book 4827, Page 14, said Register's Office. Declaration of Covenants, Conditions and Restrictions of record in Book 11703, Page 520, as amended of record in Instrument 200003160027171, as amended of record in Instrument 200103220027768, as amended of record in Instrument 20031118-0168332, as amended of record in Instrument 200502220018813, as amended of record in Instrument 201903130023224, said Register's Office. Parking Rules of record in Instrument 200911050102438, as amended of record in Instrument 201109230073937, as amended of record in Instrument 201903130023223, said Register's Office. Overhead Line Easement of record in Book 4815, Page 425, said Register's Office. Overhead Line Easement of record in Book 4821, Page 109, said Register's Office. Easements of record in Book 10110, Page 854, said Register's Office. Overhead Line Easement of record in Book 11594, Page 299, said Register's Office. Cable Television Easement and Maintenance Agreement of record in Instrument 200010120101575, said Register's Office. Stormwater Detention Agreement of record in Instrument 200208150098780, said Register's Office. Charter of the Homeowners Association of record in Book 11703, Page 518, said Register's Office. Quitclaim Deed to the Homeowner's Association of record in Instrument 200212110152724, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2338 Nashboro Boulevard, Nashville, TN 37217

(House Number) (Street) (P.O. Address) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 13th day of June, 2019.

Patricia Harger

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia S Harger, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this .

Notary Public:
My Commission Expires: 5-17-21

MARILYN C. NEWMAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

True Copy Certification

I,KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

