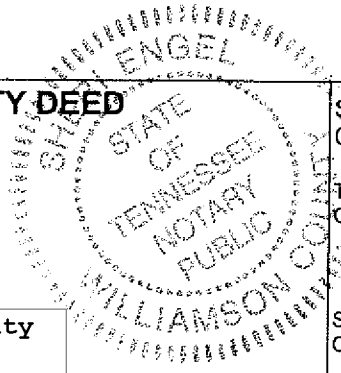
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$267,000.00~~ $267,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: January 5, 2020

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 244560 DEEDWARR
06/17/2019 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $987.90
20190617-0058212

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
Carla McCombs	New Owner	131020H01100CO
(NAME)	(NAME)	
5836 Hillsboro Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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/we **Laurel Rachel Hudson, unmarried**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Carla McCombs and Paul McCombs, wife and husband**, hereinafter called the GRANTEE(S), their 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. 4216, together with Parking Space(s), on the Plan of Hillsboro Quarters Condominiums, Phase I, a Horizontal Propety Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Hillsboro Quarters Condominiums, of record under Instrument No. 200404210045569, amended in Instrument No. 200405110054050, Instrument No. 200501100003192, Instrument No. 200504250045365, and Instrument No. 200709050106403, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Hillsboro Quarters Condominiums, Phase I, for placement of Units and Parking Spaces, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 200404210045569, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Laurel Rachel Hudson, unmarried by Warranty Deed from Craighead Patten Properties, a Tennessee joint venture, dated June 30, 2004, of record in Instrument No. 200407020079465, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Plat Book 547, Page 82; (2) Covenants, conditions, easements and restrictions recorded in Instrument No. 200404210045569, Amendment recorded in Instrument No. 200405110054050, Instrument No. 200501100003192, and Instrument No. 200504250045365, and Bylaws recorded in Instrument No. 200709050106403; (3) Agreement for Dedication of Easement including terms and conditions thereof as recorded in Book 4041, Page 9; (4) Charter of record in

Instrument 20040330035515; (5) Quitclaim Deed to Hillsboro Quarters Condominium Owners Association, Inc. of record in Instrument 20041230015502 6, Register's Office for Davidson County, Tennessee.

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 ☒ 4216 Hillsboro Pike, Nashville, TN 37215

(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 17th day of June, 2019.

Laurel Rachel Hudson

Laurel Rachel Hudson

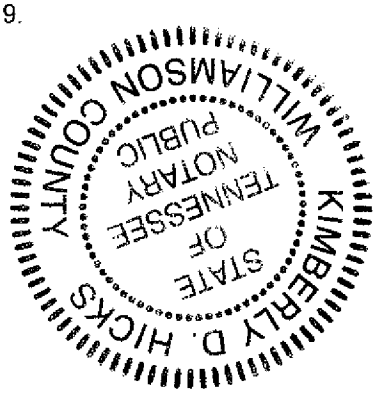
State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Laurel Rachel Hudson**, 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 17th day of June, 2019.

Kimberly D Hicks

Notary Public:
My Commission Expires: 2-21-22



RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

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

Sheri Engel

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Notary Signature

My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY