THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 190621056

Karen Johnson Davidson County
Batch# 246837 **DEEDWARR**
06/21/2019 09:51:42 AM 2 pgs
Fees: $13.00 Taxes: $980.50

20190621-0060040

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $265,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of June, 2019.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES MARCH 13, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Paul Richard Edwards 2025 Woodmont Blvd Apt 114 Nashville TN 37215	New Owner	Tax Parcel ID No. 117-11-0J-114.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephen B. DeLoach, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paul Richard Edwards, unmarried** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 114, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed of record as Instrument No. 20040209-0015685 and re-recorded as Instrument No. 20040212-0017074, amended in Instrument No. 20050404-0036415 and further amended in Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Stephen B. DeLoach, married by Warranty deed from John Nadeau, married of record in Instrument No. 20180607-0054715 Register's Office for Davidson County, Tennessee, dated June 04, 2018 and recorded on June 07, 2018.

Gwendolyn DeLoach joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Stephen B. DeLoach.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6200, Page 383, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Hillmont Condominiums of record in Instrument Number 20040209-0015685, and re-recorded in Instrument No. 20040212-0017074, as amended in Instrument No. 20050404-0036415 and further amended in Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee.

Right of Entry Agreement of record in Book 9921, Page 620, in the Register's Office for Davidson County, Tennessee.

Sewer Easement of record in Book 3921, Page 507, in the Register's Office for Davidson County, Tennessee.

Grant of Easement of record in Instrument Number 20110930-0075711, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 2025 Woodmont Blvd Apt 114 Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantors warrant that this instrument is effective as of the 14th day of June, 2019.

Stephen B. DeLoach

Gwendolyn DeLoach

STATE OF Tennessee)
COUNTY OF Dickson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen B. DeLoach, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of June, 2019.

Notary Public
My Commission Expires: _____

EMILY G. MCALISTER
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-19-2021