WARRANTY DEED

Karen Johnson Davidson County
Batch# 247033 DEEDWARR
06/21/2019 03:22:38 PM 2 pgs
Fees: $13.00 Taxes: $962.00

20190621-0060313

W-GA-19-155

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/21 (AFFIX SEAL)

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

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)
Robert C. Armstrong and Gael T. Armstrong	**New Owner**	
(NAME) **155 Harpeth Trace Drive**	(NAME) 231 5th Ave. N. #501	**143-03-0D-155.00-CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) Nashville, TN 37219	
(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, **GORDON G. LANE AND WIFE, DEBORAH H. LANE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT C. ARMSTRONG AND WIFE, GAEL T. ARMSTRONG,** 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 Apartment in Davidson County, Tennessee, being Unit No. 155 of the Revised Plan of Harpeth Trace Highrise Condominium Apartments, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and established by a Master Deed for Harpeth Trace Highrise Condominium Apartments, of record in Book 5116, page 751, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, in Book 5116, page 791, 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 Revised Plan of Harpeth Trace Highrise Condominium Apartments, of record in Book 5050, page 47, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Gordon G. Lane and wife, Deborah H. Lane by Warranty deed from Schenly G. Nalls and wife, Marcia J. Nalls of record in Instrument No. 20040416-0042817 Register's Office for Davidson County, Tennessee, dated April 15, 2004 and recorded on April 16, 2004.

This conveyance is subject to:
- 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 5050, Page 47, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5116, Page 791, in the Register's Office for Davidson County, Tennessee.
- Restrictive covenants of record in Book 5120, Page 918, corrected in Book 5182, page 767, amended in Book 5182, page 769, in the Register's Office for Davidson County, Tennessee.
- Charter of Incorporation of Harpeth Trace Services Association of record in Book 5120, Page 199, amended in Book 6556, page 693, in the Register's Office for Davidson County, Tennessee.
- Charter of Incorporation of Harpeth Trace Condominiums of record in Book 8052, Page 512, in the Register's Office for Davidson County, Tennessee.
- Easements to the Metropolitan Government of Nashville and Davidson County for Sanitary Sewers and/or storm drainage of record in Book 4889, Page 192, Book 5099, page 783, Book 5142, pages 690 and 694, in the Register's Office for Davidson County, Tennessee.
- Easement for ingress and egress of record in Book 4734, Page 901, in the Register's Office for Davidson County, Tennessee.
- Easement for access of record in Book 3930, Page 192, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

Smt.

This is **improved** property known as: **155 Harpeth Trace ~~Drive;~~ Nashville, Tennessee 37221**.

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), their heirs and 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), their heirs and 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.

Witness my/our hand(s) this the 19th DAY OF JUNE, 2019.

Gordon G. Lane

Deborah H. Lane by Gordon G. Lane, Attorney in Fact

Deborah H. Lane by Gordon G. Lane,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GORDON G. LANE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of June, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GORDON G. LANE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DEBORAH H. LANE, and who acknowledged he/she/they executed the same as the free act and deed of the said DEBORAH H. LANE.

Witness my hand and official seal, this the 19th of June, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

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