Karen Johnson Davidson County
Batch# 251921 DEEDWARR
07/02/2019 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20190702-0064640

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-3-23

(AFFIX SEAL)

B-CP-19-4204-114

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)
Catherine Elizabeth Cavin	New Owner	
(NAME)	(NAME)	**131-02-0D-014.00-CO**
4204 Hillsboro Pike. #114		
(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 consideration, the receipt of which is hereby acknowledged, **CARMEN M. COWDEN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CATHERINE ELIZABETH CAVIN,** 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 Condominium Apartment in Davidson County, Tennessee, being Unit No. 14 of Hillsboro Hall, Phase I, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 11700, Page 45, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Carmen Cowden by Warranty deed from Anthony S. Perry and spouse, Abby W. Perry of record in Instrument No. 20071026-0126842 Register's Office for Davidson County, Tennessee, dated October 25, 2007 and recorded on October 26, 2007.

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 11700, Page 45, Plat Book 9700, page 768, Plat Book 547, pages 85 and 86, Register's Office for Davidson County, Tennessee.
- Charter for Hillsboro Hall, Phase I of record in Book 11728, Page 763, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11713, Page 350, Register's Office for Davidson County, Tennessee.
- By-Laws, Covenants, Conditions and Restrictions for Hillsboro Hall, Phase I, of record in Book 11713, page 356 (being a part of the Declaration establishing a Private Element Horizontal Property Regime for Hillsboro Hall, Phase I recorded in Book 11713, page 350), in the Register's Office for Davidson County, Tennessee. First Amendment to By-Laws, Covenants, Conditions and Restrictions for Hillsboro Hall, Phase I, of record as Instrument No. 20000202-0010655, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Hillsboro Hall, Phase I, Inc. of record in Book 11713, Page 381, in the Register's Office for Davidson County, Tennessee.
- Legal Opinion (stating this is a PUD) of record in Book 11713, Page 380, in the Register's Office for Davidson County, Tennessee.
- Cross-Easements of record in Book 11622, Page 610, in the Register's Office for Davidson County, Tennessee.
- Easement to State of Tennessee for perpetual highway purposes recorded in Book 4420, page 41, in the Register's Office for Davidson County, Tennessee.
- Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 3921, page 443, and Book 11224, page 625.
- Easement for Cable television and maintenance agreement of record in Book 11534, Page 599, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4204 Hillsboro Pike. #114, Nashville, Tennessee 37215**.

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 27th DAY OF JUNE, 2019.

Carmen M. Cowden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARMEN M. COWDEN, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of June, 2019.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
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

Certificate of Authenticity

I, John W. Bishop, 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 Davidson

Personally appeared before me, D. Thompson, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary's Signature

My Commission Expires: 12/10/2019

Notary's Seal (If on paper)