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Karen Johnson Davidson County
Batch# 257379 DEEDWARR
07/16/2019 10:06:44 AM 2 pgs
Fees: $13.00 Taxes: $2,175.60
20190716-0069340

WARRANTY DEED

STATE OF TENNESSE
COUNTY OF WILLIAM...

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $588,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF July, 2019

Notary Public

MY COMMISSION EXPIRES: 9-8-22
(AFFIX SEAL)

TRACEY PERRY NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON

RETURN TO: RANKERS TITLE & ESCROW CORP
3210 WEST END AVE

MST 2019-1006

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan Robbins Limbaugh	NEW OWNER	117-03-0P-001.00-CO
(NAME)	(NAME)	
2925-A Sharon Hill Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Maggie Mae Montgomery, a married woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Susan Robbins Limbaugh, single** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. A of 2925 Sharon Hill Circle Condominiums, now known as Sharon Hill Circle Townhomes, a Horizontal Property Regime, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Horizontal Property Regime of record in Instrument No. 20080115-0004469, amended in Instrument No. 20091015-0095551, Instrument No. 20171103-0112978 and Instrument No. 20180717-0069372, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Maggie Mae Montgomery by Warranty Deed from Jonathan Myers, a married man, of record in Instrument No. 20160713-0071980, Register's Office for Davidson County, Tennessee, dated July 8, 2016 and recorded on July 13, 2016.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. 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 1424, Page 115, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 1780, Page 349, as amended in Book 1916, Page 517, in the 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 for 2925 Sharon Hill Circle Condominiums of record in Instrument Number 20080115-0004469, as amended in Instrument No. 20171103-0112978, and further amended in Instrument No. 20180717-0069372, Register's Office for Davidson County, Tennessee, to convert the property from a condominium to a planned unit development to be known as Sharon Hill Circle Townhomes. Subject to all matters shown on the Plan attached as Exhibit B to the Amendment to Master Deed for 2925 Sharon Hill Circle Condominiums (now known as Sharon Hill Circle Townhomes), of record in Instrument No. 20180717-0069372, Register's Office for Davidson County, Tennessee. General Partnership Agreement of 2925 Sharon Hill Circle Condominium Association of record in Instrument No. 20091015-0095551, Register's Office for Davidson County, Tennessee. Easement Agreement of record at Instrument No. 20080118-0005886, in the aforesaid Register's Office. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This property, known as 2925-A Sharon Hill Circle, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 9th DAY OF July, 2019.

Maggie Mae Montgomery by Yvette Meldrum her attorney in fact

Maggie Mae Montgomery by Yvette Meldrum, her Attorney-in-Fact

Robert Daniel Hood joins in this conveyance to convey any and all marital interest he may have in subject property.

Robert Daniel Hood by Yvette Meldrum his attorney in fact

Robert Daniel Hood by Yvette Meldrum, his Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Yvette Meldrum, Attorney-in-Fact for Maggie Mae Montgomery and Robert Daniel Hood, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Maggie Mae Montgomery, as his/her free act and deed for the purposes therein contained, said Power of Attorney filed simultaneously herewith in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 9th day of July, 2019.

Notary Public

My Commission Expires: 9/25/22

RACHEL W. FIGUEROA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY (SEAL)