Karen Johnson Davidson County
Batch# 274806 DEEDWARR
08/21/2019 02:34:24 PM 2 pgs
Fees: $13.00 Taxes: $714.10
20190821-0084081

WARRANTY DEED

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$193,000.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of August, 2019.

Notary Public

My commission expires: 12/22/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Carolyn Stanback	**OWNER**	**Map 034-07-0-A Parcel 103.00co**
P.O. Box 29392		
Indianapolis, IN 46229		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Helena Coster nka Helena Hofma, unmarried, and Corien Mojaver, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carolyn B. Stanback, unmarried

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. 84 on the Plan of Harbor Village, Phase IV, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Harbor Village, Phase IV, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20030611-0080857 and amended in Instrument No. 20030723-0102986 and Instrument No. 20050120-0007505, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of record, shown on Exhibit "C" to the second amendment to the Declaration of Covenants of record in Instrument No. 20050120-0007505, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Helena Coster and Corien Mojaver, tenants in common with right of survivorship, by Deed dated October 3, 2016 from Frances Thompson Dunaway, unmarried, of record in Instrument No. 20161005-0105412, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Helena Coster nka Helena Hofma, pursuant to a Power of Attorney executed by her on the 9th day of August, 2019, of record in Instrument No. 20190821-0084079, Register's Office for Davidson County, Tennessee. This instrument is being executed on behalf of Corien Mojaver, pursuant to a Power of Attorney executed by her on the 9th day of August, 2019, of record in Instrument No. 20190821-0084080, Register's Office for Davidson County, Tennessee.

The property conveyed herein is not now or ever has been the place of residence of the Grantor, Corien Mojaver, or her spouse.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as set out on Exhibit "C" to the second Amendment to the Declaration of Covenants, Conditions and Restrictions of Harbor Village, Phase IV, a Horizontal Property Regime with Private Elements as shown in Instrument No. 20050120-0007505, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions and Restrictions of Harbor Village, Phase IV, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20030611-0080857, amended in Instrument No. 20030723-0102986 and Instrument No. 20050120-0007505 and By-Laws of Harbor Village, Phase IV Homeowners' Association, Inc., appended thereto. (3) Charter of Harbor Village, Phase IV, Townhouse Corporation of record in Instrument No. 20030611-0080884, said Register's Office. (4) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5589, Page 831 and Book 7121, Page 202, said Register's Office. (5) Stormwater Detention Agreements of record in Instrument No. 20021105-0135703 and Instrument No. 20021121-0144783, said Register's Office. (6) Easement to Hendersonville Utility District of record in Book 5970, Page 679, said Register's Office. (7) All matters shown on the Boundary Plat of record in Plat Book 6250, Page 626, said Register's Office. (8) Declaration of Covenants, Conditions and Restrictions of Harbor Village of record in Book 6628, Page 577, amended in Book 6646, Page 543, Book 10672, Page 743, amended and restated in Instrument No. 20010817-0089318, further amended in Instrument No. 20070205-0014894 and Instrument No. 20170918-0095380 and Scrivener's Affidavit in Instrument No. 20171219-0129364, said Register's Office. (9) Charter of Harbor Village P.U.D. ASSN. Inc. of record in Book 6635, Page 254, said Register's Office. (10) Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20110930-0075699, said Register's Office. (11) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **349 Harbor Village Drive, Madison, TN 37115**

This is improved (__x__) Unimproved (____) property, known as **349 Harbor Village Drive, Madison, TN 37115**

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 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 **15th** day of **August, 2019.**

Helena Coster NKA Helena Hofma BY Andrew Wood ATTORNEY IN FACT
Helena Coster nka Helena Hofma by Andrew Wood, Attorney-in-Fact

Corien Mojaver BY Andrew Wood ATTORNEY IN FACT
Corien Mojaver by Andrew Wood, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this 15th day of August, 2019, personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Andrew Wood,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Helena Coster nka Helena Hofma and Corien Mojaver,** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Helena Coster nka Helena Hofma and Corien Mojaver,** for the purpose therein contained, by signing the name of **Helena Coster nka Helena Hofma and Corien Mojaver,** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **August, 2019.**

Notary Public

My Commission Expires: 10-29-19

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.