(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23 day of August, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/22
(AFFIX SEAL)

NATHAN TUSING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 277893 DEEDWARR
08/30/2019 09:14:52 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20190830-0087621

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Cherie L. Sgambati	New Owner	142 07 01 022.00
(NAME)	(NAME)	
531 Harpeth Park Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Grace Breckinridge and Scott D. Breckinridge, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Cherie L. Sgambati, a single woman**, 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. 531, together with the appurtenant interest in the common elements of Harpeth Park Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20150430-0038713, amended in Instrument No 20150615-0056309, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned amended Declaration, and being located upon Lot No.2 on the Plan of H.B. Hows of record in Plat Book 5190, page 195 amended in Book 6501, Page 474 and Lot No. 2 on the Plan of Belle Glen of record in Plat Book 8250, page 929 (previously known as Lot No.1 on the Plan of H.B. Hows of record in Plat Book 5190, page 195), Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grace E. Williams, an unmarried person and Scott D. Breckinridge, an unmarried person by Warranty Deed from 7301 Highway 70, LLC, a Tennessee limited liability company dated March 27, 2017 and recorded March 28, 2017 as Instrument No. 20170328-0030075, in said Register's Office for Davidson County, Tennessee. Grace E. Williams and Scott D. Breckenridge having since married one another and Grace E. Williams is now known as Grace Breckenridge.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-1908129SSO

unimproved ☐

This is improved ☒ property, known as 531 Harpeth Park Drive, Nashville, TN 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 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 our hands this 23 day of August, 2019

Grace Breckinridge

Scott D. Breckinridge

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Grace Breckinridge and Scott D. Breckinridge, wife and husband, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of August, 2019.

Notary Public

My Commission Expires: 11/8/22

(SEAL)

NATHAN TUSING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: GRN-1908129SSO