Karen Johnson Davidson County
Batch# 281739 DEEDWARR
09/06/2019 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20190906-0090014

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190721603**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $. 225,000.00 Affiant Subscribed and sworn to before me, this 16th day of August, 2019. Notary Public My Commission Expires: 4-17-2023

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

WARRANTY DEED

Address New Owner: Joseph D. Harkins IV 1345 Bell Road #314 Nashville TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 162-12-0B-002.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Johnson Grant Fowler and Morgan Dill Fowler, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph D. Harkins IV**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 1-B on the Plan of Villas at Belle Parke, Phase I, a Horizontal Property Regime, of record in Instrument No. 20020913-0111601 and Master Deed of record in Instrument No. 20020911-0110959, Register's Office for Davidson County, Tennessee, to which Plan and Master Deed reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Johnson Grant Fowler, a single man by Warranty deed from Adrienne N. Whitefield, unmarried and William F. Beasley and Virginia N. Beasley, husband and wife of record in Instrument No. 20170818-0085139 Register's Office for Davidson County, Tennessee, dated August 16, 2017 and recorded on August 18, 2017.

The execution of this instrument is effected by the signature of Johnson Grant Fowler as Attorney-in-fact for Morgan Dill Fowler, which Power of Attorney is recorded in Instrument Number __20190906009001 3__, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20020913-0111601, Register's Office of 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 of Villas at Belle Parke, Phase 1 of record in Instrument Number 20020911-0110959, as amended in Instrument Number 20021025-01309222, Instrument Number

20030515-0066792 and Instrument Number 20040218-0018915, Register's Office for Davidson County, Tennessee.

Charter of Villa at Belle Parke Homeowners Association, Inc., of record in Instrument Number 20020911-0110958, in the Register's Office for Davidson County, Tennessee.

Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20130517-0050095, in the Register's Office for Davidson County, Tennessee.

Easement for Construction and Maintenance of Drainage Facility of record in Book 7838, Page 934, Instrument No, 20011116-0125961, Instrument No. 20020320-0034488, in the Register's Office for Davidson County, Tennessee.

Declaration of Drainage Easement of record in Instrument Number 20020322-0035169, in the Register's Office for Davidson County, Tennessee.

Landscape Buffer Easement of record in Instrument Number 20011217-0138710, in the Register's Office for Davidson County, Tennessee.
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 is improved property located at 1345 Bell Road #314 Nashville TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of August, 2019.

Johnson Grant Fowler

Morgan Dill Fowler by Johnson Grant Fowler, 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, Johnson Grant Fowler, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WITNESS my hand and official seal, this 16th day of August, 2019.

Notary Public

My Commission Expires:

01/17/21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Johnson Grant Fowler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Morgan Dill Fowler and that he is authorized by Morgan Dill Fowler to execute this instrument on their behalf.

WITNESS my hand, at office, this 16th day of August, 2019.

Notary Public

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 01/17/21

True Copy Certification

I, **Melissa Turecki**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Melissa Turecki

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Tina Kelley,** a notary public for this county and state, **Melissa Turecki,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tina Kelley

My Commission Expires: 10/23/2019

SEAL

