THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 283821 DEEDWARR
09/11/2019 08:17:30 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50
20190911-0091662

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Beverly Kay Bond 131 Jefferson Square Nashville, TN 37215	City National Bank 350 S Grand Ave Floor 5 Los Angeles, CA 90071	131-05-0A-131.00-C

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Matthew T. Harms, a single man**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Beverly Kay Bond, an unmarried woman**. hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit G-131 on the plan of Section One, Jefferson Square Townhouses, of record in Plat Book 4675, Page 12, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Jefferson Square (Section One), a horizontal property regime, established by Master Deed of record in Book 4731, Page 332, amended in Book 5826, Page 693, Book 8550, Page 3, and Instrument Numbers 20051027— 0130020 and 20100503—0033416, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Matthew T. Harms, a single man, by Warranty Deed from Jennifer Kirkpatrick-Justus, a married woman, of record on September 18, 2015, at Instrument No. 20150918-0094886, Davidson County Register of Deeds.

This property commonly known as 131 Jefferson Square, Nashville, TN 37215.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hand, this 10 **day of September, 2019:**

Matthew T. Harms

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Matthew T. Harms,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 10 day of September, 2019:

Notary Public

My Commission Expires: 5/31/22

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$425,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 10th DAY OFSeptember, 2019:

Notary Public

My Commission Expires: _____

LESLIE C. LOUGHLIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

Tennessee Certification of Electronic Document

I, Robert L. Scruggs (Signer's Name), 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, Anthony N. Greco (Notary's Name), a notary public for this county and state, Robert L. Scruggs (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Notary Signature)

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 9/7/2020