WARRANTY DEED

Karen Johnson Davidson County
Batch# 284570 DEEDWARR
09/12/2019 08:49:47 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20190912-0092298

A-TRA-19-4200-403

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

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 THE 10 DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 10/1/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nestor Ilagan	**New Owner**	
(NAME)	(NAME)	**103-12-0A-026.00-CO**
4200 West End Avenue #403		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CRAIG A. CLARK, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NESTOR ILAGAN**_____, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Apartment No. 403, The Harding House, a Condominium of record in Book 4675, Page 60, Register's Office for Davidson County, Tennessee, to which plan is shown as Exhibit "A-1" to the Master Deed and By-Laws of record in Book 4759, Page 665, as amended in Book 4768, Page 818, Book 4979, Page 944, Book 5898, Page 767 and Book 5898, Page 769, Register's Office for said County, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Craig A. Clark, married by Warranty deed from Kevin Hackney, a single man of record in Instrument No. 20041001-0118531 Register's Office for Davidson County, Tennessee, dated September 28, 2004 and recorded on October 01, 2004.

For the purpose of this conveyance the subject property was never the Grantor's primary marital residence.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 4675, Page 60 and amended in Plat Book 4860, page 82, 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 of The Harding House, a Condominium of record in Book 4759, Page 665, corrected in Book 4768, page 818, amended in Book 4979, page 944 and Notary Certificate of Correction recorded in Book 5898, page 767 and Book 5898, Page 769, Register's Office for Davidson County, Tennessee.
- By-Laws of Harding House Association, Inc. of record in Book 4759, Page 699 (part of Master Deed in Book 4759, page 665) and amended in Book 5572, page 149, in the Register's Office for Davidson County, Tennessee.
- Charter of Harding House Association, Inc. of record in Book 4759, Page 693 (part of Master Deed in Book 4759, page 665), in the Register's Office for Davidson County, Tennessee.
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4200 West End Avenue #403, Nashville, Tennessee 37205**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 10 DAY OF SEPTEMBER, 2019.

Craig A. Clark

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CRAIG A. CLARK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of September, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212