THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P19-26516

Return to: Waterstone Title

Karen Johnson Davidson County
Batch# 290767 DEEDWARR
09/25/2019 09:15:33 AM 2 pgs
Fees: $13.00 Taxes: $610.50

20190925-0097286

KRISTY D. COLE
STATE OF TENNESSEE
NOTARY PUBLIC
WARREN COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00.

Mary Heras
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF SEPTEMBER, 2019.

Kristy D Cole
Notary Public

MY COMMISSION EXPIRES: 1-6-2020

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lara Kirby Key & Morgan Park Hilliard	SAME	MAP 129150A
100 Westminster Place		PARCEL00400CO
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **David N. Maclean, joined by his Spouse, Barbara Maclean**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lara Kirby Key, married, and Morgan Park Hilliard, 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:

Being Unit No. 4, of Belle Meade Highlands Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, record in Book 7091, Page 302, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said unit.

Being the same property conveyed to David N. Maclean, by Warranty deed from Sheila Simpson Vanlingen, unmarried of record in Instrument No. 20010629-0068926 Register's Office for Davidson County, Tennessee, dated June 27, 2001 and recorded on June 29, 2001. Barbara Maclean, spouse of David N. Maclean, joins in this conveyance.

THIS CONVEYANCE IS SUBJECT TO: (1) Real Property Taxes for the year 2019; (2) the Master Deed establishing a Horizontal Property Regime of Belle Meade Highlands of record in Book 7091, Page 302, as amended in Instrument No. 20080424-0042111, Register's Office for Davidson County, Tennessee. By-Laws of record in Book 7091, Page 351, as amended in Instrument No. 20071025-0126213; (3) Charter of record in Book 7102, Page 223; (4) Easement of record in Book 11000, Page 273; (5) Easement(s) for sanitary sewers and/or storm drainage of record in Book 4816, Page 427, corrected in Book 4881, Page 710; (6) Rights and easements of adjoining landowners in and to any party wall; (7) Subject to rights of others in and to the common areas and/or elements; (8) All applicable governmental and zoning regulations.

This is IMPROVED property known as **21 Vaughns Gap Road Unit 4, , TN 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 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 my hand this the 20th day of September, 2019.

David N. Maclean

Barbara Maclean

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David N. Maclean and Barbara Maclean** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 20th day of September, 2019.

My Commission expires: 1-6-20

Notary Public

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE