G#32514-3

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 308791 DEEDWARR
10/31/2019 09:20:40 AM 2 pgs
Fees: $13.00 Taxes: $854.70

20191031-0111869

Prepared by:
Record and Return to:
Chapman and Rosenth
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$231,000.00**

Affiant

Subscribed and sworn to before me, this the **25th** day of **October, 2019.**

Notary Public

My commission expires: _____
(AFFIX SEAL)

MCKENZIE TEASLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 17, 2020

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Shannon Nicole Reider** | | **161-14-0-B-215-00-CO** |
| **215 Highland Villa Circle** | NEW OWNER | |
| **Nashville, TN 37211** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Kraig Haberer, an unmarried man, and Julie Haberer, an unmarried woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Shannon Nicole Reider, single woman**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No.215 of the Highland Villa Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and established by a Master Deed for Highland Villa Condominiums, of record in Book 7278, Page 312, and amended in Book 7347, Page 717, in Book 7352, Page 630, in Book 7467, Page 850, in Book 7470, Page 153, in Book 7600, Page 361, in Book 8173, Page 84, in Book 8199, Page 149, in Book 8765, Page 610, and in Book 10871, Page 232, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 7278, Page 334, and amended in Book 8090, Page 537, in Book 8131, Page 95, in Book 8658, Page 595, in Book 9730, Page 265, in Book 9730, Page 268, in Book 9730, Page 271, in Instrument No. 20021118-0142476, and Resolution Clarifying ByLaws in Instrument No. 20081210-0119221, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Highland Villa Condominiums, as set out on Exhibit "B" to the Amendment to the Master Deed of record in Book 7470, Page 153, said Register's Office, for a more complete identification and description of such Unit.**

**BEING the same property conveyed to Kraig Haberer and wife, Julie Haberer, by Warranty Deed dated April 17, 2014, from Julia A. Yoder, unmarried, of record in Instrument No. 20140421-0032782, Register's Office for Davidson County, Tennessee. The said parties having since divorced by Final Decree of record in Docket No. 47690 dated December 28, 2018, in Chancery Court for Williamson County, Tennessee.**

**THIS instrument is being executed on behalf of Julie Haberer pursuant to a Specific Power of Attorney executed by her on the 22nd day of October, 2019, of record in Instrument No.** 20191031-0111868 **, Register's Office for Davidson County, Tennessee.**

**THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTORS HEREIN.**

**THE conveyance of the above described parcel of land is subject to the following:**

**1) All matters shown on the Plan as set out on Exhibit "B" to the Amendment to the Master Deed of record in Book 7470, Page 153, Register's Office for Davidson County, Tennessee;**

**2) Master Deed for Highland Villa Condominiums, of record in Book 7278, Page 312, and amended in Book 7347, Page 717, in Book 7352, Page 630, in Book 7467, Page 850, in Book 7470, Page 153, in Book 7600, Page 361, in Book 8173, Page 84, in Book 8199, Page 149, in Book 8765, Page 610, and in Book 10871, Page 232, said Register's Office;**

**3) By-Laws of Highland Villa Homeowners' Association, Inc., of record in Book 7278, Page 334, and amended in Book 8090, Page 537, in Book 8131, Page 95, in Book 8658, Page 595, in Book 9730, Page 265, in Book 9730, Page 268, in Book 9730, Page 271, in Instrument No. 20021118-0142476, and Resolution Clarifying ByLaws in Instrument No. 20081210-0119221, Register's Office for Davidson County, Tennessee;**

**4) Sanitary Sewers and/or Storm Drainage Easement of record in Book 6479, Page 189, Register's Office for Davidson County, Tennessee;**

**5) All matters shown on the Boundary Plat of record in Book 6200, Page 473, said Register's Office;**

**6) Easement for Drainage Facility of record in Book 7913, Page 753, Register's Office for Davidson County, Tennessee;**

**7) Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 8175, Page 774, Register's Office for Davidson County, Tennessee;**

**8) Charter of Highland Villa Homeowners' Association, Inc., of record in Book 7278, Page 310, Register's Office for Davidson County, Tennessee;**

**9) Grant of Easement to Highland Villa Homeowner's Association, Inc. of record in Instrument No. 20190123-0006612, Register's Office for Davidson County, Tennessee;**

**10) Taxes for 2019 which have been prorated between the parties and were paid by the Grantors herein and the Grantee assumes any subsequent years, not yet due and payable.**

This is improved property, known as **215 Highland Villa Circle, Nashville, TN 37211**

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 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/our hand(s) this **25th** day of **October, 2019.**

Kraig Haberer

**Kraig Haberer**

Julie Haberer, By Amy Westbrook, Attorney In-Fact

**Julie Haberer**
**By Amy Westbrook, Attorney-In-Fact**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Kraig Haberer,** the within named seller, 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.

Witness my hand and official seal at Nashville, Tennessee, this **25th** day of **October, 2019.**

Katherine Goodson

**Notary Public**

**My Commission Expires:** Jan. 3, 2023

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public of said County and State aforesaid, the within named **Amy Westbrook**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **Attorney-In-Fact for Julie Haberer**, and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Julie Haberer** for the purpose therein contained by signing the name of **Julie Haberer**, by herself as Attorney- In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **25th** day of **October, 2019.**

Katherine Goodson

**Notary Public**

**My Commission Expires:** Jan. 3, 2023

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY