WARRANTY DEED

Karen Johnson Davidson County
Batch# 316571 DEEDWARR
11/18/2019 08:39:07 AM 2 pgs
Fees: $13.00 Taxes: $2,701.00

20191118-0118334

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $730,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF November, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/9/23
(AFFIX SEAL)

COLLEEN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Portia Culver Sabin and Matthew Elliott Moon	JPMorgan Chase Bank, N.A.	
(NAME)	(NAME)	
601 Clayborne Court	P.O. Box 78420	131-05-0C-601.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Phoenix, AZ 85062-8420	
(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, **RONALD G. MCABEE AND RENATE H. MCABEE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PORTIA CULVER SABIN AND MATTHEW ELLIOTT MOON**, 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:

Land in Davidson County, Tennessee, being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 601 as specified on the Plat shown in the Master Deed, on the Plan of Hillsborough Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Hillsborough Condominiums, of record in Book 6822 Page 721, Register's Office for Davidson County, Tennessee, including without limitation the Bylaws appended thereto, 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 The Hillsborough Condominiums, for placement of Units, as shown on Exhibit "B" to the Master Deed of record in Book 6822, Page 721, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Ronald G. McAbee and Renate H. McAbee, husband and wife, by Warranty deed from James H. Tucker and spouse, Rosailia D. Tucker, of record in Instrument No. 20131211-0125566 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 601 Clayborne Court, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 14th day of November, 2019

Ronald G. McAbee by Kevin, attorney in fact

RONALD G. MCABEE

BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

Renate H. McAbee by Kevin, attorney in fact

RENATE H. MCABEE

BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 14th day of November, 2019, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Ronald G. McAbee and Renate H. McAbee and acknowledged that he executed the same as the free act and deed of Ronald G. McAbee and Renate H. McAbee.

Witness my hand and official seal this 14th day of November, 2019.

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires May 2, 2022

Kathy Snider

Notary Public