Karen Johnson Davidson County
Batch# 317996 DEEDWARR
11/21/2019 08:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,065.60
20191121-0120159

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191023197** Sondra Brown State of Tennessee Notary Public Davidson County	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$288,000~~.00. Affiant Subscribed and sworn to before me, this 18th day of November, 2019. Notary Public My Commission Expires: 3/3/2020

WARRANTY DEED

Address New Owner: Holly Harrison and Michael Harrison, and Elizabeth Grace Harrison 2600 Hillsboro Pike Apt 211 Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-03-0H-211.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Taylor Rhea Leonard and Lisa Hill Leonard, as joint tenants with right of survivorship** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Michael W. Harrison and Holly B. Harrison, husband and wife and Elizabeth Grace Harrison, a single woman, as joint tenants**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 211, on the Horizontal Property Regime for The Enclave at Hillsboro Village, a Condominium Development, as recorded in the Master Deed of record in Instrument No. 20051005-0119789, amended in Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description , together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to TAYLOR RHEA LEONARD and LISA HILL LEONARD, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, by deed from JOANNA L. PALMER AND CHRISTINA PALMER, of record in Instrument No. 20181119-0113394, dated November 9, 2018, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 117-03-0H-211.00 CO.

Declaration of Covenants, Conditions, Liens, Easements , Bylaws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20051005-0119789, amended in Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052, said Register's Office.
Storm Water Detention Agreement of record in Instrument No. 20060406-0039476, said Register's Office.

This is improved property located at 2600 Hillsboro Pike Apt 211 Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of November, 2019.

Taylor Rhea Leonard by Lisa Hill Leonard her attorney in fact
Taylor Rhea Leonard by Lisa Hill Leonard, her Attorney-in-Fact

Lisa Hill Leonard
Lisa Hill Leonard

STATE OF Alabama)

COUNTY OF Lee)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lisa Hill Leonard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Taylor Rhea Leonard and that she is authorized by Taylor Rhea Leonard to execute this instrument on her behalf.

Witness my hand, at office, this 18th day of November, 2019.

Kenna C. Runge
Notary Public

My Commission Expires: 06.22.2022



COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY