WARRANTY DEED

Karen Johnson Davidson County
Batch# 336033 DEEDWARR
12/30/2019 10:51:39 AM 2 pgs
Fees: $13.00 Taxes: $950.53

20191230-0134366

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/9/23

(AFFIX SEAL)

COLLEEN WALTERS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sara Morgan Hughart	CapStar Bank	103140A03400CO
(NAME) 4500 Post Rd. #34	(NAME) 2002 Richard Jones Rd Suite 300A	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37215	
(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 considerations, the receipt of which is hereby acknowledged, I/we **Erin F. Schorn, a single woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Sara Morgan Hughart, an unmarried woman,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

a Certain tract or parcel of Land in Davidson County, Tennessee, described as follows, to-wit:

A Certain Condominium Apartment in Davidson County, TN, described as Unit No. C-34 of the Hillwood, a Condominium, a Horizontal Property Regime, located in Nashville, TN, as shown on the Plat of the Hillwood Revised, Condominium Apartments, recorded in Book 6250, Page 503, said Register's Office, and described in a Master Deed recorded in Book 5280, Page 464 as amended in Book 5281, Page 357, Book 6553, Page 108 and Book 6612, Page 155, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of the Hillwood, Condominium apartments contained in the Master Deed recorded in Book 5280, Page 464 as amended in Book 5281, Page 357, Book 6553, Page 108 and Book 6612, Page 155, and By-laws recorded in Book 7702, Page 606 as amended in Book 7822, Page 263 and Instrument No. 20081125-0115372, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Erin F. Schorn by Warranty Deed from Kathleen C. Gooch (formerly known as Kathleen C. Condon), a married woman, dated 01/29/2013, and Recorded 01/31/2013 of record in Deed Instrument 201301310009998, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4500 Post Rd. #34, Nashville, TN 37205

(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 26th day of December, 2019.

Erin F. Schorn

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Erin F. Schorn, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 26th day of December, 2019.

Notary Public:
My Commission Expires: 2-27-22

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064