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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 200124277** Karen Johnson Davidson County Batch# 343840 DEEDWARR 01/15/2020 12:56:30 PM 2 pgs Fees: $13.00 Taxes: $869.50 20200115-0005473	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $235,000.00. Affiant Subscribed and sworn to before me, this 14th day of January, 2020. Notary Public My Commission Expires: 11/3/2020 DESIREE D. MAXWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Mackenzie Osborne 6946 Highland Park Drive Nashville TN 37205	Send Tax Bills To: Highlands Residential Mortgage 12001 N. Central Expressway Ste. 750 Dallas, TX 75243	Tax Information: Tax Parcel ID No. 143-03-0A-010.00-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, **Ellen E. Mundy, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mackenzie Osborne, a single woman**, ("Grantees"), its 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, a part of Phase Two Harpeth Glen Condominium Apartments as shown per plat made in Exhibit One hereto of record 4460, page 99, Register's Office for Davidson County, Tennessee; the part hereby conveyed being Unit No. E1 on the said section plat together with the carport designated number E-1, a family Unit type No. 2, as shown and described by the Master Deed Establishing Horizontal property Regime with respect to Harpeth Glen Condominium, including the Plan and the Administrative Bylaws thereunto attached and exhibited, recorded in Book 4546, page 658, and amended in Book 4630, page 504, said Register's Office.

Being the same property conveyed to Ellen E. Mundy, an unmarried woman by Warranty deed from John F. K. Flanagan and Carol J. S. Flanagan, husband and wife of record in Instrument No. 20180430-0040690 Register's Office for Davidson County, Tennessee, dated April 25, 2018 and recorded on April 30, 2018.

Being also known as 6946 Highland Park Drive E-1 Nashville, Tennessee 37205.

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.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4460, Page 99, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and

buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed and Bylaws establishing a Horizontal Property Regime for Harpeth Glen Condominium of record in Book 4546, Page 658, Book 4549, Page 502, Book 4630, Page 504, Book 4775, Page 384, Book 4872, Page 973, Book 5583, Page 756, Book 5720, Page 447, Book 7538, Page 346, Book 8017, Page 310, Book 9797, Page 493, Instrument No. 20010123-0006812 and Instrument No. 20070724-0087868, as corrected in Instrument No. 20110624-0048453, Register's Office for Davidson County, Tennessee.

Charter of Harpeth Glen Corporation of record in Book 4452, Page 916, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Site Plan attached as Exhibit "A" to the First Amendment to Master Deed of record in Book 4630, page 508, Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 6946 Highland Park Drive Nashville TN 37205

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 14th day of January, 2020.

Ellen E. Mundy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ellen E. Mundy, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of January, 2020.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022