Karen Johnson Davidson County
Batch# 345516 DEEDWARR
01/21/2020 10:04:06 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20200121-0006934

	STATE OF TENNESSEE **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $230,000.00. Affiant Subscribed and sworn to before me, this 17th day of January, 2020. Notary Public My commission expires: 11/27/23
(Notary Stamp)	

ELIZABETH LEVSEN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 11-27-2023

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James E. Anderson, III and Kathryn M. Anderson	**New Owner**	**143-03-0C-012.00CO**
6957 Highland Park Drive	1103B Nichol Ln.	
Nashville, TN 37205	Nashville, TN 37205	

FOR AND IN 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,

Fyke Farmer, Jr. and Elizabeth Farmer, husband and wife

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

James E. Anderson, III and Kathryn M. Anderson, husband and wife

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 part of Phase I, Harpeth Glen Condominium Apartments, as shown per plat of record in Book 4460, Page 42, Register's Office for Davidson County, Tennessee, the part being conveyed is described as follows:

Being Unit C-2 on the said section plat together with the carport designated number C-2, a family unit type No. 4, as shown in and described by the Master Deed Establishing Horizontal Property Regime with respect to Harpeth Glen Condominium, including the Plan and Administrative By-Laws thereunto attached and exhibited, recorded in Book 4546, page 658, Register's Office for Davidson County, Tennessee, said Master Deed having been amended by instruments of record in Book 4630, page 504, in Book 4775, page 384, and in Book 4872, page 973, all in said Register's Office, and said By~Laws having been amended in Book 5583, page 756 and Book 5720, page 447, said Register's Office.

Being the same property conveyed to Fyke Farmer, Jr. and wife, Elizabeth Farmer, by Warranty Deed, from Margaret Saltsman Thompson, an unmarried person, dated July 1, 1997, of record in Book 10523, Page 333, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Master Deed of record in Book 4546, Page 658, amended in Book 4630, Page 504, Book 4775, Page 384, Book 4872, Page 973 and Book 9797, Page 493, Register's Office for Davidson County, Tennessee.
By Laws of record in Book 4546, Page 670, amended in Book 5583, Page 756, Book 5720, Page 447, Book 7538, Page 346, Book 8017, Page 310, Instrument No. 20010123-0006812, Instrument No. 20070724-0087868, corrected in Instrument No. 20110624-0048453, Register's Office for Davidson County, Tennessee.
Charter for HOA of record in Book 4452, Page 916, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.

Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (X) unimproved (___) property known as 6957 Highland Park Drive, Nashville, TN 37205.

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 17th day of January, 2020.

Fyke Farmer, Jr.

Elizabeth Farmer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of January, 2020, before me personally appeared Fyke Farmer, Jr. and Elizabeth Farmer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of January, 2020.

Notary Signature
My commission expires:

RUSSELL J MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JUNE 12, 2021

File #: 20-7
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027