WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-20-6162

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-20-6162

STATE OF TENNESSEE
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 360632 DEEDWARR
02/20/2020 09:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20200220-0018800

The actual consideration or value, whichever is greater, for this transfer is $285,000.00

Elisabeth B. Werner
Affiant

WESSLEY INSCOE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 14th day of February, 2020

Notary Public
My Commission Expires: 10-2-23

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Elisabeth B. Werner<br>2025 Woodmont Boulevard, 214,<br>Nashville, TN 37215 | Movement Mortgage, LLC<br>8024 Calvin Hall Road<br>Indian Land, SC 29707 | 117-11-0J-214.00-CO |

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), 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, **Robert J. Harold and Cheri L. Harold, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Elisabeth B. Werner, an unmarried woman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 214 of The Hillmont Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Hillmont Condominiums of record in Instrument Number 20040209-0015685 and re-recorded in Instrument No. 20040212-0017074 and amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on Exhibit C to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Robert J. Harold and Cheri L. Harold, husband and wife, as joint tenants with right of survivorship by Warranty deed from Richard A. Schroeder and wife, Patrice C. Schroeder of record in Instrument No. 20130605-0057207 Register's Office for Davidson County, Tennessee, dated May 31, 2013 and recorded on June 05, 2013.

This is ☒ improved or ☐ unimproved property located at: **2025 Woodmont Boulevard, 214, Nashville, TN 37215.**

This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien not yet due and payable. The said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his/her/their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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. Whenever used, the singular number 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 February, 2020.

GRANTOR:

Robert J. Harold

Cheri L. Harold

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert J. Harold and Cheri L. Harold, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of February, 2020.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021

# True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

