WARRANTY DEED

Karen Johnson Davidson County
Batch# 362966 DEEDWARR
02/25/2020 01:57:08 PM 2 pgs
Fees: $13.00 Taxes: $134.72

20200225-0020978

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

W-SB-SO-20-441-F-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $36,410.75.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/3/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stephanie Catalina Oliver	**New Owner**	
(NAME) **441 Harding Place, F-1**	(NAME)	**147-03-0A-083.00-CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS)	
(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 consideration, the receipt of which is hereby acknowledged, **LOUIS L. SCHILLING, JR., MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHANIE CATALINA OLIVER, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. F-1 of Harding Place Condominium 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 Harding Place Condominium of record in Deed Book 6104, Page 725, Book 10055, Page 549 and Book 8946, Page 412 and Plan of record in Plat Book 5200, Page (s) 571 and 572, 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 to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Louis L. Schilling, Jr., a single man by Warranty Deed from Wayne R. West, a single man of record in Instrument No. 20100218-0012455 Register's Office for Davidson County, Tennessee, dated February 06, 2010 and recorded on February 18, 2010.

Warranty Deed executed to comply with the terms of the Possession and Purchase Agreement of record in Instrument No. 20120907-0081467.

The herein described property is not now nor ever has been the principal place of residence of the grantors spouse herein.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record in Title 66,Chapter 27, Register's Office for Davidson County, Tennessee.

- Covenants, Conditions and Restrictions of record in Book 6104, Page 725, Book 10055, Page 549 and Book 8946, Page 412 Register's Office for Davidson County, Tennessee.
- Easement of record in Book 6710, Page 406, in the Register's Office for Davidson County, Tennessee.
- Charter of Harding Place Condominiums of record in Book 6081, Page 872, in the Register's Office for Davidson County, Tennessee.
- Lease Agreement of record in Book 9962, Page 8, in the Register's Office for Davidson County, Tennessee.
- Utility Easement of record in Book 670, Page 406, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 946, Page 348, Book 9949, Page 106, in the Register's Office for Davidson

County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **441 Harding Place, F-1, Nashville, Tennessee 37211**.

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), their heirs and 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), 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 the 21st DAY OF FEBRUARY, 2020.

Louis L. Schilling, Jr.

STATE OF ~~TENNESS~~SEE Louisiana
COUNTY OF DAVIDSON Tangipahoa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOUIS L. SCHILLING, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of February, 2020.

Notary Public Notary ID # 58434
My Commission Expires: at death
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212