WARRANTY DEED

Karen Johnson Davidson County
Batch# 388062 DEEDWARR
04/20/2020 11:26:57 AM 2 pgs
Fees: $13.00 Taxes: $924.63

20200420-0041055

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$249,900.00.**

Affiant

Subscribed and sworn to before me, this the 16th day of April, 2020.

Notary Public

My commission expires: 9-6-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Lisa Cowan	U.S. Bank Home Mtg.	**Map 143-03-0-C Parcel 014.00co**
6959 Highland Park Drive	7601 Penn Ave S., Ste A1	
Nashville, TN 37205	Richfield, MN 55423	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Amber R. Williams and husband, Craig E. Williams, Jr.

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

Lisa Cowan

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DDAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit C-4 and Carport C-4, Harpeth Glen Condominium Apartments, Phase One, and informational plat which is of record in Book 4460, Page 42, as established under Master Deed of record in Book 4546, Page 658 and amended in Book 4630, Page 504, Book 4872, Page 973, Book 5173, Page 138, and Book 9797, Page 493, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description to said unit.

Being the same property conveyed to Amber R. Williams and husband, Craig E. Williams, Jr., by Warranty Deed dated June 12, 2012 from Martha Ann Woodmore, unmarried, of record in Instrument No. 20120620-0053944, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 4460, Page 42, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Master Deed for Harpeth Glen Condominium of record in Book 4546, Page 658 and amended in Book 4630, Page 504, Book 5178, Page 138, Book 4872, Page 973 and Supplemented in Book 9797, Page 493, said Register's Office. (3) By-Laws for Harpeth Glen Condominium in Book 5583, Page 756 and amended in Book 5720, Page 447, Book 7538, Page 346, Book 8017, Page 310, Instrument No. 20010123-0006812, and Instrument No. 20070724-0087868, and Scrivener's Affidavit of record in Instrument No. 20110634-0048453, said Register's Office. (4) Declaration of Covenants, Conditions, Liens, Easements, and Restrictions, including but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 5178, Page 138, Register's Office for Davidson County, Tennessee. (5) Ingress/Egress Easement of record in Book 4734, Page 901, said Register's Office. (6) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Book 4889, Page 192 and Book 5360, Page 320, said Register's Office. (7) Agreement for Dedication of Easement for Access Road, Reservoir and Pumping Station Site and Water Mains and Appurtenances of record in Book 5099, Page 783, Book 5142, Page 694, said Register's Office. (8) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (_X___) Unimproved (____) property, known as **6959 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 8th day of **April, 2020.**

Amber R. Williams

Craig E. Williams, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Amber R. Williams and Craig E. Williams, Jr.,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of **April, 2020.**

Notary Public

My Commission Expires: 10-7-23

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.