Karen Johnson Davidson County
Batch# 391464 DEEDWARR
04/24/2020 12:55:30 PM 3 pgs
Fees: $18.00 Taxes: $614.20
20200424-0043312

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $166,000.00. Affiant Subscribed and sworn to before me, this 21st day of April, 2020. Notary Public My commission expires: 10-2-2023

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:
Rachel Kasul	~~New Owner~~ United Wholesale Mortgage	**090-11-0A-137.00CO**
515 Basswood Avenue, Unit N137	P.O. Box 11733	
Nashville, TN 37209	Newark, NJ 07101	

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,

John D. Hilton and Elizabeth P. Hilton, husband and wife

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

Rachel Kasul, a single woman

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:

Being Unit No. 137 as shown on the Plat of Rock Harbor Condominium of record in Book 6153, pages 463-466, Register's Office for Davidson County, Tennessee, together- with an undivided interest in the common elements of Rock Harbor Condominium Association, all as described in Book 6153, page 421, et seq., as amended in Book 6162, pages 251-270, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Elizabeth P. Hilton, unmarried, by Warranty Deed, from Harold Plemons and Carolyn Plemons, husband and wife, dated June 29, 2017, of record in Instrument No. 20170705-0067328, Register's Office for Davidson County, Tennessee. Said property being further conveyed, by Quitclaim Deed, to Elizabeth P. Hilton and husband, John D. Hilton, dated August 16, 2017, of record in Instrument No. 20170831-0089550, 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.
Taxes and assessments for the year 2020 and subsequent years, which are not yet due and payable.
Master Deed of record in Book 6153, Page 421, amended in Book 6162, Page 251, Book 7369, Page 206, Register's Office for Davidson County, Tennessee.
By Laws of record in Book 6153, Page 448, amended in Book 6896, Page 661, Instrument No. 20060712-0083758, Instrument No. 20100121-0005427, Register's Office for Davidson County, Tennessee.
Water Main Easement of record in Book 4664, Page 21, Register's Office for Davidson County, Tennessee.
Flowage Easement to USA of record in Book 2147, Page 42 and Book 4196, Page 206, Register's Office for Davidson County, Tennessee.
Lease to Home Coin Launderies of record in Book 4726, Page 568 and Book 5114, Page 37, Register's Office for Davidson County,
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 property known as 515 Basswood Avenue, N137, Nashville, TN 37209.

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 21st day of April, 2020.

John D Hilton, by Kenny Benge, Attorney In Fact
John D. Hilton by Kenny Benge, his Attorney-In-Fact

Elizabeth P Hilton, by Kenny Benge, Attorney In Fact
Elizabeth P. Hilton by Kenny Benge, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kenny Benge, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed this instrument on behalf of John D. Hilton, for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for John D. Hilton and is authorized by John D. Hilton to execute this instrument on his behalf.

Witness my hand, at office, this 21st day of April, 2020.

Notary Signature
My commission expires:

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kenny Benge, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed this instrument on behalf of Elizabeth P. Hilton, for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for Elizabeth P. Hilton, and is authorized by Elizabeth P. Hilton to execute this instrument on her behalf.

Witness my hand, at office, this 21st day of April, 2020.

Notary Signature
My commission expires:

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

File #: 20-180
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

True Copy Certification

I, Steve Berneman 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Sondra Mounger a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021