Karen Johnson Davidson County
Batch# 411199 DEEDWARR
06/08/2020 08:56:30 AM 2 pgs
Fees: $13.00 Taxes: $1,720.50
20200608-0058346

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 465,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2020.

Notary Public
COMMISSION EXPIRES: 3-7-2023

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 07, 2023

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leslie T. Hart Elizabeth R. Hart	NEW OWNER	130-08-0I-005.00-C
(NAME) 2124 Harding Place	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Lois S. Cummings, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Leslie T. Hart and Elizabeth R. Hart, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit No. 2A (Parcel No. 05), together with the attached garage, in HARDING HALL, a Condominium, a Horizontal Property Regime, as shown on the plat of Harding Hall Subdivision, recorded in Instrument No. 20020815-0099045, Registers Office for Davidson County, Tennessee, and described in a Master Deed recorded in Instrument No. 20020815-0099097 Register's Office for Davidson County. Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Harding Hall, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Instrument No. 20020815-0099097 et seq., Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Lois S. Cummings by Deed dated November 12, 2002 from Journal NewsPapers Inc., A Tennessee Corporation, recorded November 13, 2002, in Instrument Number 200211130140479, in the Official Records of the Register's Office for Davidson County, Tennessee.

Anne Cummings Mosier executed this instrument as Attorney in Fact on behalf of Lois S. Cummings, unmarried pursuant to the Power of Attorney recorded in Instrument No. 20200416-0039943 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 2124 Harding Place (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37215 (Postal Zip)

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. successors 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, successors 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 our hands this 28th day of May, 2020.

Lois S. Cummings by Ann Cummings Mosier, her Attorney-In-Fact

Lois S. Cummings by Ann Cummings Mosier, her Attorney-In-Fact

LINDA TYSON
Notary Public - State of Georgia
Fulton County
My Commission Expires Feb 27, 2023

State of Georgia

County of Fulton

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ann Cummings Mosier with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon her oath, acknowledged herself to be the Attorney-in-Fact for the within named Lois S. Cummings and being authorized to act on behalf of said person pursuant to a recorded Power of Attorney, she executed the foregoing instrument as her free act and for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal on this 28th day of May, 2020.

Linda Tyson

Notary Public

My Commission Expires:

2/27/2023

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III (Signer's Name), 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.

Ernest D Bennett III

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco (*Notary's Name*), a notary public for this county and state, Ernest D. Bennett, III (*Signer's Name*), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

ANTHONY N. GRECO
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 9-7-2020

File No.: 2484-20
Warranty Deed Individual LES rev. 09-2018