THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200527007

Karen Johnson Davidson County
Batch# 413470 **DEEDWARR**
06/11/2020 11:30:57 AM 2 pgs
Fees: $13.00 Taxes: $675.25

20200611-0059791

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: ~~$182,500.00~~.

Affiant

Subscribed and sworn to before me, this 9th day of June, 2020.

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: MY COMMISSION EXPIRES DECEMBER 15, 2021

WARRANTY DEED

Address New Owner: Benjamin G. Burke, III and Emily C. Burke, and Chloe I. Shepard 427 Summit Ridge Place Nashville TN 37215-3835	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-05-0B-427.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ann Rachel Hardman, a single woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Benjamin G. Burke, III , Emily C. Burke and and Chloe I. Shepard ,,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 427 as Shown on the Plan of Four Seasons Condominium Development, together with undivided percentage interest in the common elements appurtenant to said unit, as set forth in the Master Deed of record in Book 6841, Page 349, as amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ann Rachel Hardman, a single woman by Warranty deed from Young Shin Kim of record in Instrument No. 20161012-0107879 Register's Office for Davidson County, Tennessee, dated October 11, 2016 and recorded on October 12, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Four Seasons Condominiums of record in Book 6841, Page 349,

amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee.

Bylaws of record in Book 6841, Page 376, in the Register's Office for Davidson County, Tennessee.

Charter for the Homeowners' Association of record in Book 6855, Page 917, amended in Book 8176, page 697, in the Register's Office for Davidson County, Tennessee.

Easement for Ingress/egress and utilities of record in Book 5158, Page 851 and 852, in the Register's Office for Davidson County, Tennessee.

Easements for ingress and egress of record in Book 6869, Page 157, Book 6869, page 162, Book 6870, page 966 and Book 7776, page 899, Book 5158, Page 230 in the Register's Office for Davidson County, Tennessee.

Grant of Easement of record in Instrument Number 20120521-0043888, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance of sewer lines of record in Book 5271, Page 430, in the Register's Office for Davidson County, Tennessee.

Underground Utility Easement of record in Instrument Number 20010912-0099679, in the Register's Office for Davidson County, Tennessee.

Engineer's Letter and Report of record in Book 6847, Page 125, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 427 Summit Ridge Place Nashville TN 37215-3835

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 9th day of June, 2020.

Ann Rachel Hardman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ann Rachel Hardman, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of June, 2020.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020