Karen Johnson Davidson County
Batch# 417664 DEEDWARR
06/17/2020 02:38:08 PM 2 pgs
Fees: $13.00 Taxes: $573.50
20200617-0063386

This instrument prepared by:
RYAN J. MOORE, ATTORNEY AT LAW
115 North Spring Street
McMinnville, Tennessee 37110

Map and Parcel 117110B04900 R

Person or Agency Responsible for Payment of Real Property Taxes and New Owner:

Morgan Park Hilliard
113 Brook Ln
McMinnville TN 37110

Property Address:
3600 Hillsboro Road, Unit D1
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF WARREN

I hereby swear or affirm that the actual consideration for this transfer or fair market value of the property, whichever is greater is $155,000.

AFFIANT

Sworn to and subscribed before me this the 9th day of June, 2020.

NOTARY PUBLIC OR
REGISTER OF DEEDS
My commission expires: 12/22/22

LISA A. HILLIS
STATE OF TENNESSEE
NOTARY PUBLIC
WARREN COUNTY

WARRANTY DEED

LARA KIRBY KEY

TO

MORGAN PARK HILLIARD

FOR ADEQUATE CONSIDERATION, the receipt of which is hereby acknowledged, and other good and valuable consideration, the undersigned Grantor, **LARA KIRBY KEY,** has this day bargained and sold, and does hereby transfer and convey unto Grantee, **MORGAN PARK HILLIARD**, her heirs and assigns, certain lands situated in Davidson County, Tennessee, and legally described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit D-1 on the Plan of Revised The Villager East Condominium Apartments, of record in Book 5200, Page 235, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Lara Kirby Key, married by Warranty Deed from Candi Bainbridge and Mary Kennedy, dated December 18, 2019, recorded December 26, 2019, of record in Record Book 20191226-0132734, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revised the Villager East Condominium Apartments, as recorded in Plat Book 5200, Page(s) 235.
4. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Villager East Condominium of record in Book 5457, Page 298, as Correction by instrument(s) of record in Book 5553, Page 336; also subject to easements, rights and interests in favor of the 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 building thereon.
5. Easement for Sanitary Sewer and/or Storm Drainage, recorded in Book 4110, Page 245.
6. Rights of others in and to any party walls located on the subject property.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate, and interest thereto belonging to the said Grantee, **MORGAN PARK HILLIARD**, her heirs and assigns, forever.

Grantor covenants with the Grantee herein that Grantor is lawfully seized and possessed of said lands, in fee simple; that Grantor has a good and lawful right to convey same; that same are unencumbered; and Grantor does warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

The preparer of this instrument has not given any party hereto any tax advice regarding the consequences of this conveyance.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this the 9 day of June, 2020.

Lara Kirby Key
LARA KIRBY KEY

STATE OF TENNESSEE
COUNTY OF WARREN

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

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

Lisa G. Hillis
Notary Public

LISA A. HILLIS STATE OF TENNESSEE NOTARY PUBLIC WARREN COUNTY

My Commission Expires: 12-12-22

Failure to properly record this instrument could seriously jeopardize your ownership rights.