Karen Johnson Davidson County
Batch# 437359 DEEDWARR
07/14/2020 11:24:57 AM 2 pgs
Fees: $13.00 Taxes: $240.50

20200714-0076870

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $65,000.00.

Amanda Birmer
Affiant

Sworn to and subscribed before me this 10th day of July, 2020.

Notary Public
My Commission Expires: 11/17/2020

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1720 West End Avenue, Ste. 530, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Jessica Paula Abtahi	441 Harding Place E-10	Owner	
441 Harding Place E-10			**147-03-0A-076.00-CO**
Nashville, TN 37211	Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **Gordon Baker and Julia Baker, husband and wife,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Jessica Paula Abtahi,** (Grantee), his/her successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. E-10, on the plan of Harding Place Condominiums, according to the Master Deed of record in Book 6104, page 725, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 5200, page 571, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being a portion of the same property conveyed to Gordon Baker and Julia Baker, husband and wife by Warranty deed from James S. Sweeney, Sr., an unmarried man of record in Instrument No. 20061120-0143452 Register's Office for Davidson County, Tennessee, dated November 15, 2006 and recorded on November 20, 2006.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her successors and assigns, forever.

And Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2019, a lien due and payable, and now delinquent.
Taxes for the year 2020, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 5200, Page 571, Register's Office for Davidson County, Tennessee.
The premises herein 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; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property regime of Harding Place Condominiums, and recorded in Book 6104, page 725, Register's Office for Davidson County, Tennessee.
Charter of Harding Place Condominiums Homeowner's Association of record in Book 6081, page 872.
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.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantee, his/her successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 10th day of July, 2020.

Gordon Baker

Julia Baker

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Gordon Baker and Julia Baker, husband and wife,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 10th day of July, 2020.

NOTARY PUBLIC
My Commission Expires: 11/17/2020

CHRISTINE N. MAROON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY