Karen Johnson Davidson County
Batch# 464645 DEEDWARR
08/26/2020 11:05:27 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00
20200826-0096718

WARRANTY DEED

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$310,000.00.**

_____
Affiant

Subscribed and sworn to before me, this the 21st day of August, 2020.

_____
Notary Public

My commission expires:_____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Simon Riley	New Owner	**Map 143-02-0-C Parcel 009.00co**
759 Harpeth Trace Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Charles A. Haden also known as Charles Allen Haden, unmarried

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

Simon Riley, a married man

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:

Land in Davidson County, Tennessee, being Unit No. 9 on the Plan of Harpeth Knoll, a Planned Unit Development, of record in Plat Book 5200, Page 764, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Charles A. Haden and wife, Joan K. Haden, by Warranty Deed dated December 17, 1991 from Morris Eshaghpour Contracting Corporation, of record in Book 8513, Page 909, Register's Office for Davidson County, Tennessee., The said Joan K. Haden having since died on June 13, 2012, leaving Charles A. Haden as the surviving tenant by the entirety. Charles A. Haden is also known as Charles Allen Haden.

This instrument is being executed on behalf of Charles A. Haden, also known as Charles Allen Haden, pursuant to a Durable Power of Attorney executed by him on the 16th day of July, 2020, of record in Instrument No. 20200729-0083318, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 5200, Page 764, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6380, Page 201, Register's Office for Davidson County, Tennessee. (3) Declaration of Covenants, Conditions and Restrictions for Harpeth Knoll Subdivision, of record in Book 6280, Page 478, amended in Instrument No. 20070405-0041277 and Instrument No. 20200506-0047306 Register's Office for Davidson County, Tennessee. (4) By-Laws of Harpeth Knoll Homeowners' Association, Inc. of record in Book 6280, Page 486 and in Instrument No. 20170421-0039040, Register's Office for Davidson County, Tennessee. (5) Charter of Harpeth Knoll Homeowners' Association, Inc., of record in Book 6272, Page 636 and amended in Book 8176, Page 699, said Register's Office. (6) Conveyance of common area to Harpeth Knoll Homeowners' Association, of record in Book 6353, Page 228, said Register's Office. (7) Deed of Conveyance for water and sewer services of record in Book 7121, Page 235 and Book 7121, Page 291, said Register's Office. (8) Grant of mounted transformer easement to Electric Power Board of the Metropolitan Government, of record in Book 7465, Page 719, said Register's Office. (9) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **759 Harpeth Trace Drive, Nashville, TN 37221**

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 **August, 2020.**

Charles A Haden aka Charles Allen Haden
by Cynthia H. Dickens, Attorney-in-fact

Charles A. Haden aka Charles Allen Haden by Cynthia H. Dickens, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 21st day of August, 2020, personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Cynthia H. Dickens**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Charles A. Haden aka Charles Allen Haden** and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Charles A. Haden aka Charles Allen Haden**, for the purpose therein contained, by signing the name of **Charles A. Haden aka Charles Allen Haden,** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **21st** day of **August, 2020.**

Diana D Aubin

Notary Public

My Commission Expires: 10-7-23

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.