Karen Johnson Davidson County
Batch# 467228 DEEDWARR
08/31/2020 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20200831-0098705

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

BRANDON WESLEY LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-17-2023

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 7-17-23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jonathan Haskew & Jana Rachels	New owner	Parcel ID: 082 15 0A 115.00
(NAME) 2115 Yeaman Place	(NAME)	
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Brenton Harrison and Lynae Harrison, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jonathan Haskew and Jana Rachels, husband and wife**, 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. 532 and Parking Space 105 and 106, 5th and Main Condominium, as established under Master Deed of record in Instrument No. 20060630-0078751, amended at Instrument Nos. 20070104-0001656, 20070424-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262, 20110921-0073283, 20111129-0092827, 20120409-0030284, 20120820-0074741, 20121017-0095419, 20130911-0096032, 20140804-0069914, 20161222-0134731 and 20200714-0076798, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Brenton Harrison and Lynae Harrison, husband and wife, as Joint Tenants with Rights of Survivorship, by Quitclaim Deed from Brenton Harrison, of record in Instrument No. 20161007-0106270, in the Register's Office of Davidson County, Tennessee, dated September 13, 2016 and recorded on October 07, 2016.

Being the same property conveyed to Brenton Harrison, unmarried, by Special Warranty Deed from Vth 5th and Main, LLC, A Delaware Limited Liability Company, of record in Instrument No. 20120405-0029403, in the Register's Office of Davidson County, Tennessee, dated April 05, 2012 and recorded on March 29, 2012.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2115 Yeaman Place, Lot 532, Nashville, TN 37206

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 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 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 27 day of AUGUST, 2020

X _____

Brenton Harrison

_____

Lynae Harrison

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Brenton Harrison and Lynae Harrison, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of August, 2020.

_____

Notary Public

My Commission Expires: 7-17-23

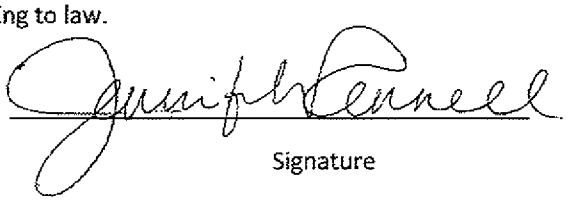
(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

MY COMMISSION EXPIRES 7-17-2023

True Copy Certification

I, **Jennifer Pennell**, 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.

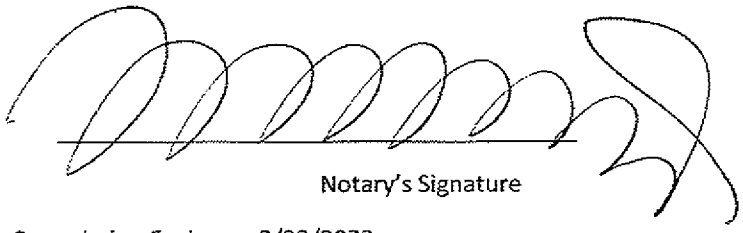


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 2/22/2022

