WARRANTY DEED

Karen Johnson Davidson County
Batch# 469094 DEEDWARR
09/03/2020 09:58:21 AM 2 pgs
Fees: $13.00 Taxes: $1,289.45

20200903-0100317

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$348,500.00**.

Affiant

Subscribed and sworn to before me, this the 2nd day of September, 2020.

Notary Public

My commission expires: 5/9/23
(AFFIX SEAL)

COLLEEN WALTERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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
Jarred Franklin Bobo **Timothy Earl Berry**	New Owner	**Map 103-16-0-B Parcel 069.00co**
4215 Harding Pike #610		
Nashville, TN 37205		

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,

Linda Thompson, a widow

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

Jarred Franklin Bobo and Timothy Earl Berry, a married couple

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. 610 on the Plan of Windsor Tower Condominium Apartments, of record in Plat Book 5200, Page 71, Register's Office for Davidson County, Tennessee, together with an undivided .765% interest in common elements of 4215 Harding Road Homeowners Association, as described in Book 5313, Pages 338, et seq., of said Register's Office.

Being the same property conveyed to Mark O. Thompson and wife, Linda Thompson, by Warranty Deed dated November 16, 1999 from Lynch C. Hopper and wife, Cassandra Winsett Hopper, of record in Book 11748, Page 408, Register's Office for Davidson County, Tennessee. The said Mark O. Thompson having since died on December 1, 2004. The said property is vested in Linda Thompson as the surviving tenant by the entirety.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 5200, Page 71, 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 3956, Page 943, Register's Office for Davidson County, Tennessee. (3) Master Deed for 4215 Harding Road Homeowners' Association, of record in Book 5313, Page 338, amended in Book 8666, Page 789 and By-Laws appended thereto, Register's Office for Davidson County, Tennessee. (4) Easement and right of entry Agreement of record in Book 9486, Page 948, said Register's Office. (5) Grant of Easement by and between Comcast of Nashville I, LLC and 4215 Harding Road Homeowners' Association of record in Instrument No. 20110301-0016521 and Instrument No. 20161212-0130101, said Register's Office. (6) Charter of Incorporation of 4215 Harding Road Homeowners' Association, of record in Book 5297, Page 370, said Register's Office. (7) 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 **4215 Harding Pike #610, Nashville, TN 37205**

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 **2nd** day of **September, 2020.**

Linda Thompson

Linda Thompson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Linda Thompson,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **2nd** day of **September, 2020.**

Notary Public

My Commission Expires: 11/8/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON