THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 20082955**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $250,000.00. Affiant Subscribed and sworn to before me, this 4th day of September, 2020. Notary Public My Commission Expires: __

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

Karen Johnson Davidson County
Batch# 472084 DEEDWARR
09/09/2020 10:47:56 AM 2 pgs
Fees: $13.00 Taxes: $925.00
20200909-0102583

WARRANTY DEED

Address New Owner: Lauren Leigh Guthrie 5025 Hillsboro Pike #8A Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131 01 0D 050.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rhoda W. Hartwig and Randall L. Hartwig, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lauren Leigh Guthrie**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A parcel of land in Davidson County, Tennessee, being Unit No. 50 (A/K/A Apartment No. 8A) as shown on the Plan of Georgetown Apartments, a Condominium, of record in Plat Book 5200, Page 4, in the Register's Office for Davison County, Tennessee, together with an undivided .519% interest in the common elements of 5025 Hillsboro Homeowners Association as described in Book 5211, Page 325, et seq., in the Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more Complete description thereof.

Being the same property conveyed to Rhoda W. Hartwig and husband, Randall L. Hartwig, by Warranty Deed from Caroline J. Word Smith, married, of record in Instrument No. 20070702-0078579, in the Register's Office of Davidson County, Tennessee, dated June 29, 2007 and recorded on July 02, 2007.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GEORGETOWN APARTMENTS, as recorded in Plat Book 5200, Page(s) 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 5025 Hillsboro Homeowners' Association Condominium of record in Book 5211, Page 325, as amended by instrument(s) of record in Book 5616, Page 133 and Book 6079, Page 516; Appointment of Successor Trustee recorded in Instrument No. 20120823-0076049; Resolution of the Board of Directors recorded in Instrument No. 20120731-0067332; also subject to easements, rights and interests 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.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4308, Page 575.

Easement for Sanitary Sewer, recorded in Book 4308, Page 650.

Easement for Overhead Line, recorded in Book 7873, Page 859.

Easement for Broadband Communications Services, recorded in Instrument Nos. 20110620-0047283 and 20150505-0040558.

This is improved property located at 5025 Hillsboro Pike #8A Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of September, 2020.

Rhoda W. Hartwig

Randall L. Hartwig

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rhoda W. Hartwig and Randall L. Hartwig, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of September, 2020.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2022