WARRANTY DEED

Karen Johnson Davidson County
Batch# 490535 DEEDWARR
10/06/2020 01:13:40 PM 2 pgs
Fees: $13.00 Taxes: $884.30

20201006-0115777

J-SB-SL-20-115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 8-20-2024

(AFFIX SEAL)

PATRICIA J PARSONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sean Lewis	**New Owner**	
(NAME)	(NAME)	**143-03-0D-115.00-CO**
798 Berry Rd., Suite 40883		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BARBARA K. HARLAN, UNMARRIED AND JACQUELINE HARLAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SEAN LEWIS,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 115 on the Revised Plan of Harpeth Trace Highrise, of record in Book 5050, Page 47, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Barbara K. Harlan, a single person by Warranty deed from Jim D. Harris, a single person of record in Instrument No. 20180222-0016675 Register's Office for Davidson County, Tennessee, dated February 16, 2018 and recorded on February 22, 2018.

Being the same property conveyed to Barbara K. Harlan, a life estate with the remainder of her interest to be vested in Jacqueline Harlan, at the time of her death by Quitclaim deed from Barbara K. Harlan of record in Instrument No. 20190826-0085472 Register's Office for Davidson County, Tennessee, dated August 23, 2019 and recorded on August 26, 2019.

This conveyance is subject to:
- 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 5050, Page 47, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5116, Page 751, Book 5182, Page 767, Book 5120, Page 918 and Book 5182, Page 769, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Sanitary Sewer of record in Book 4889, Page 192, in the Register's Office for Davidson County, Tennessee.
- Storm Drainage Easement of record in Book 4889, Page 192, Book 5099, Page 783, Book 5142, Page 690 and Book 5742, Page 694, in the Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Book 5120, Page 199, Book 6556, Page 693 and Book 8052, Page 512, in the Register's Office for Davidson County, Tennessee.
- Access Easement of record in Book 3930, Page 192, in the Register's Office for Davidson County, Tennessee.
- Master Deed of record in Book 5116, Page 751, in the Register's Office for Davidson County, Tennessee.
- Easement for ingress/Egress of record in Book 4734, Page 901, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **115 Harpeth Trace Smt, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 2nd DAY OF OCTOBER, 2020.

Barbara K. Harlan by John Gleaves, Attorney-In-Fact

Jacqueline Harlan by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BARBARA K. HARLAN AND JACQUELINE HARLAN, and who acknowledged he/she/they executed the same as the free act and deed of the said BARBARA K. HARLAN AND JACQUELINE HARLAN.

Witness my hand and official seal, this the 2nd of October, 2020.

Notary Public
My Commission Expires: 8-20-2024
(SEAL)

PATRICIA J PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212