Karen Johnson Davidson County
Batch# 516603 DEEDWARR
11/13/2020 01:03:02 PM 2 pgs
Fees: $13.00 Taxes: $1,383.80

20201113-0134340

WARRANTY DEED

Margaret B. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$374,000.00.**

Affiant

Subscribed and sworn to before me, this the 10th day of November, 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
Thomas Joseph Smith	new owner	**131-02-0-H-014.00co**
4234 Hillsboro Pike		
Nashville, TN 37215		

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,

William B. Alford, a married man

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

Thomas Joseph Smith, a single 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 being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 4234 together with Parking Space(s) as specified on the Plat shown in the Master Deed, on the Plan of Hillsboro Quarters Condominiums, Phase I, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Hillsboro Quarters Condominiums, of record under Instrument No. 20040421-0045569, amended in Instrument No. 20040511-0054050, Instrument No. 20050110-0003192, Instrument No. 20050425-0045365 and in Instrument No. 20070905-0106403 Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Hillsboro Quarters Condominiums, Phase I, for placement of Units and Parking Spaces, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20040421-0045569, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to William B. Alford, unmarried by Warranty Deed dated August 25, 2014 from David J. Kreal, unmarried, of record in Instrument No. 2014827-0078181, Register's Office for Davidson County, Tennessee.

The property conveyed herein is not the place of residence of the Grantors respective spouse.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan as shown on Exhibit "E" to the Master Deed of record in Instrument No. 20040421-0045569, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **All matters as shown on the Plan of record in Book 547, pages 85 and 86, Register's Office for Davidson County, Tennessee.**

3) **The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest 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; and also**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File: W-SB-VRES-20-4234

Phase I, of record in Instrument No. 20040421-0045569, amended in 20040511-0054050, Instrument No. 20050110-0003192, Instrument No. 20050425-0045365 and in Instrument No. 20070905-0106403, Register's Office for Davidson County, Tennessee.

4) **Charter of Hillsboro Quarters Homeowners' Association, Inc. of record in Instrument No. 20040330-0035515, Register's Office for Davidson County, Tennessee.**

5) **Agreement regarding driveway easement for ingress and egress of record in Book 3890, page 129, Register's Office for Davidson County, Tennessee.**

6) **Perpetual Easement for highway purposes in Book 4426, page 398, Register's Office for Davidson County, Tennessee.**

7) **Easement and Right of Way in the Final Judgment to the State of Tennessee of record in Book 4459, page 874, Register's Office for Davidson County, Tennessee.**

8) **Storm Water Detention Agreement of record in Instrument No. 20030530-0073121, Register's Office for Davidson County, Tennessee.**

9) **Sanitary Sewers and/or Storm Drainage Easement of record in Book 3932, page 308, and in Book 4041, page 9, Register's Office for Davidson County, Tennessee.**

10) **Conveyance of Open Space to Hillsboro Quarters Condominium Owners Association, Inc., of record in Instrument No. 20041230-0155026, Register's Office for Davidson County, Tennessee.**

11) **Taxes for the current year which have been prorated between the parties and were paid by the Grantor herein and the subsequent years, not yet due and payable.**

This is improved property, known as 4234 Hillsboro Pike, Nashville, TN 37215

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 10th day of November, 2020.

William B. Alford

Kristen Carbine

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **William B. Alford and wife, Kristen Carbine** the within named seller, 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 **10th** day of **November, 2020.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21