STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,830.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 541968 DEEDWARR
12/23/2020 12:46:42 PM 2 pgs
Fees: $13.00 Taxes: $939.17

20201223-0153009

07-NSH20-00800

Address of New Owner:	Send Tax Bills to:	Tax Information:
Michael Ward 400 Herron Dr., 416 Nashville, TN 37210	New owner	105 12 0B 077.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Laura L. Hardwicke**, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Michael Patrick Ward, a single man,** hereinafter called the Grantees, their successors 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. 416, on the Plan of Alloy Condominium, as established by the Declaration for Alloy Condominium, of record in Instrument No. 20161123-0123972; as amended in Instrument No. 20170616-0060696; Instrument No. 20180530-0051643; and Instrument No. 20181012-0101119, Register's Office for said County, to which reference is hereby made for a more complete description. The easements, restrictive covenants, conditions and regulations imposed upon and relating to said unit, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

24 month chain of title:

Being the same property conveyed to Laura L. Hardwicke, a single woman by deed from Alloy, LLC, a Tennessee Limited Liability Company, dated June 26, 2018, recorded June 29, 2018, of record in Instrument No. 20180629-0063386, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 400 Herron Dr., 416, Nashville, TN 37210

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this ____ day of December, 2020

Laura L. Hardwicke

STATE OF Florida

COUNTY OF Orange

I, Tyler Wade, a Notary Public for the State of Florida and county of Orange do hereby certify that Laura L. Hardwicke personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 18 of December, 2020.

Notary Public

My Commission Expires:

(SEAL)

Notary Public State of Florida
Tyler Wade
My Commission GG 126554
Expires 07/20/2021