39B

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 549492 **DEEDWARR**
01/07/2021 01:31:43 PM 2 pgs
Fees: $13.00 Taxes: $915.75

20210107-0003461

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF January, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/22
(AFFIX SEAL)

LYDIA H. WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 9, 2022

**THIS INSTRUMENT WAS PREPARED BY**
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2021-GTE-493

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Margaret Bond | NEW OWNER | 104-10-0E-104.00-C |
| (NAME) 5303 B Kentucky Avenue | (NAME) | |
| (ADDRESS) Nashville, TN 37209 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Lane O. Harvey and Hugh W. Harvey, Sr., wife and husband** (the "**Grantors**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Margaret Suzanne Bond** (the "**Grantee**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. D of Chesterfield Place Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as show on and being a part of the Master Deed & By-Laws of record in Book 7179, Page 867, amended in Book 7328, Page 708, and further amended in Book 7372, page 520, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description, together with said Unit's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Lane O. Harvey and spouse, Hugh W. Harvey Sr., from John Scarafiotti and spouse, Katherine Joslin, by Warranty Deed dated June 25, 2004, and recorded as Instrument No. 20040630-0077586, Register's Office, Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2021 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements

of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 515D Chesterfield Avenue, Nashville, TN 37212.

**TO HAVE AND TO HOLD** the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, her heirs and assigns, in fee simple forever.

Grantors covenants with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantors further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenants and binds themself, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantee, her heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantors has executed this Warranty Deed the 7th day of January, 2021.

**GRANTORS:**

Lane O. Harvey

**Lane O. Harvey**

Hugh W. Harvey, Sr.

**Hugh W. Harvey, Sr.**

STATE OF TENNESSEE )

COUNTY OF Davidson )

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Lane O. Harvey and Hugh W. Harvey, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 7 day of January, 2021.

Notary Public

My Commission Expires: 5/2/2022

TIFFANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022