THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 201232338** Karen Johnson Davidson County Batch# 559046 **DEEDWARR** 01/22/2021 01:43:18 PM 3 pgs Fees: $18.00 Taxes: $1,091.13 20210122-0010001	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $294,900.00. Affiant Subscribed and sworn to before me, this 19th day of January, 2021. Notary Public My Commission Expires: ABBY BENSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES DECEMBER 15, 2021

WARRANTY DEED

Address New Owner: Joshua A. Carlan 142 Hillsboro Pl Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-03-0C-142.00

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, **Glenn McGehee and Leslie S. McGehee, husband and wife, and Houston C. McGehee, married** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Joshua A. Carlan, unmarried** ("Grantees"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 142, as shown on the map entitled Hillsboro Place Condominiums, of record in Book 5200, Page 725, amended in Book 5200, pages 757 and 758, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Glenn McGehee, Leslie S. McGehee and Houston C. McGehee by Warranty deed from Joseph W. Gibbs, married of record in Instrument No. 20181119-0113361 Register's Office for Davidson County, Tennessee, dated November 15, 2018 and recorded on November 19, 2018.

The execution of this instrument is affected by the signature of Glenn McGehee as Attorney-in-Fact for Houston C. McGehee, which Power of Attorney is recorded in Instrument Number 20210122-0010000, in said Register's Office.

The execution of this instrument is affected by the signature of Abby Benson as Attorney-in-Fact for Haley McGehee, which Power of Attorney is record in Instrument Number 20210122-0009999, in said Register's Office.

Haley McGehee joins in this conveyance for the purpose of conveying all right, title, and interest she may have in and to the above described property as spouse of Houston C. McGehee

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.

Taxes for the year 2021, a lien not yet due and payable and all years thereafter.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page 725, as amended in Plat Book 5200, Page(s) 757 and 758, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to 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 the 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hillsboro Place Condominiums of record in Book 6244, Page 394, as supplemented in Book 6285, page 209 and Amendment recorded in Instrument No. 20170515-0048155, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 6244, Page 405, in the Register's Office for Davidson County, Tennessee.

Charter of record in Book 6265, Page 260, in the Register's Office for Davidson County, Tennessee.

Sanitary Sewer Easement of record in Book 6255, Page 932, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 6128, Page 852, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance to Metropolitan Government for water mains of record in Book 6255, Page 937, in the Register's Office for Davidson County, Tennessee.

Easements of Metropolitan Government of Nashville and Davidson County for Sanitary Sewers and/or Storm Drainage of record in Book 3531, Page 592 and Book 3965, Page 909 and Book 4158, Page 34, in the Register's Office for Davidson County, Tennessee.

Easement for Road access and parking of record in Book 4240, Page 209 and Book 5221, Page 681, in the Register's Office for Davidson County, Tennessee.

Easement for Achor Easement of record in Book 5870, Page 33, in the Register's Office for Davidson County, Tennessee.

Easement for Public Utilities of record in Book 4653, Page 915 and Book 4633, Page 468, in the Register's Office for Davidson County, Tennessee.

Grant of Easement of record in Instrument Number 20161021-0111268, in the Register's Office for Davidson County, Tennessee.

Resolution of the Board of Directors for Hillsboro Place Homeowners' Association, Inc., of record in Instrument Number 20170615-0060259 and 20180717-0069522, in the Register's Office for Davidson County, Tennessee..

This is improved property located at 142 Hillsboro Pl 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 19th day of January, 2021.

Glenn McGehee

Leslie S. McGehee

Houston C. McGehee by Glenn McGehee as Attorney-in-Fact

Haley McGehee by Abby Benson as 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, aforesaid, Glenn McGehee and Leslie S. McGehee, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of January, 2021.

Notary Public
My Commission Expires: _____

NATHAN L POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires December 8, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Glenn McGehee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Houston C. McGehee and that he is authorized by Houston C. McGehee to execute this instrument on his behalf.

Witness my hand, at office, this 19th day of January, 2021.

Notary Public
My Commission Expires: _____

NATHAN L POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires December 8, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Abby Benson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Haley McGehee and that he is authorized by Haley McGehee to execute this instrument on her behalf.

Witness my hand, at office, this 19th day of January, 2021.

Notary Public
My Commission Expires: _____

NATHAN L POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires December 8, 2024