G34174-4

Box 14 **WARRANTY DEED**

Return to:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204

Karen Johnson Davidson County
Batch# 576422 DEEDWARR
02/24/2021 11:49:19 AM 2 pgs
Fees: $13.00 Taxes: $1,265.77

20210224-0022923

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: Jan. 3, 2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard James Carter	"NEW OWNER"	Part of 14300001100
(NAME)	(NAME)	
2011 Morrison Ridge Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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 considerations, the receipt of which is hereby acknowledged, I/we **Haury & Smith Contractors, Inc., a Tennessee Corporation,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Richard James Carter, an unmarried man,** hereinafter called the GRANTEE(S), his/her/their 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. 6, on the Plan of Belle Meade Ridge Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Belle Meade Ridge Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20200123-0008509, amended in Instrument No. 20210104-0000013 and Instrument No. 20210104-0000014, and in Instrument No. 20210127-0012271, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Belle Meade Ridge Townhomes shown on Exhibit "C" to the Declaration of record in Instrument No. 20200123-0008509, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being part of the same property conveyed to Haury and Smith Contractors, Inc. by Warranty Deed dated 04/19/2006 from Charles Randall Brock, Trustee of the Wells Family Trust u/w/o Dorothy W. Wells of record in Instrument 20060419-0044933, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) Covenants, conditions, easements and restrictions recorded in Instrument 20200123-0008509, As amended in Instrument No. 20210104-0000013, Instrument No. 20210104-0000014, and in Instrument No. 20210127-0012271; (2) Agreement for Dedication of Easement for Water Line of record in Book 6431, Page 402; (3) Agreement for Dedication of Easement for Water Line of record in Book 6800, Page 409; (4) Stormwater Detention Agreement of record in Instrument 20060712-0083957; (5) Agreement for Dedication of a

Public Utilities Easement of record in Instrument 20201015-0120032, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2011 Morrison Ridge Drive, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 22nd day of February, 2021.

Haury & Smith Contractors, Inc., a Tennessee Corporation

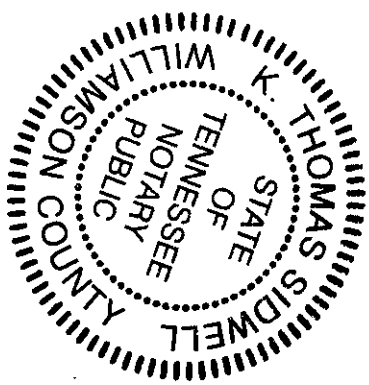
BY: _____
Clay Morris, Chief Financial Officer

State of Tennessee
County of Williamson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Clay Morris with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon his oath acknowledged himself to be the Cheif Financial Officer of Haury & Smith Contractors, Inc. the within named bargainer, a Tennessee Corporation, and that, he as such Chief Financial Officer, being authorized to do executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 22nd day of February, 2021.

_____
Notary Public:
My Commission Expires: 1/14/24



RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064