WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $409,500.00.

Affiant

Subscribed and sworn to me this 19 day of March, 2021.

NOTARY PUBLIC

My Commission Expires: 9-13-2021

APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

RTP

TO:

ORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(Richard W. Sebastian)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #34433

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Richard J. Connor, Sr. and Brenda Connor 4500 Post Road, Unit F-68 Nashville, TN 37205	NEW OWNER	103-14-0A-068.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Edgar M. Rothschild, III, an unmarried man,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Richard J. Connor, Sr. and Brenda Connor, husband and wife,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit F-68 of The Hillwood, Revised, a condominium, a horizontal property regime, as of record in Plat Book 6250, Page 503 pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5280, Page 464, as amended by instrument(s) of record in Book 5281, Page 357, Book 6553, Page 108, corrected in Book 6612, Page 155, and further amended in Instrument No. 20130326-0029697, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof; together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Edgar M. Rothschild, III, by Warranty Deed from Mary Jean Tomlin, Married, and Richard W. Tomlin and husband, Michael R. Tomlin, of record in Instrument No. 20171205-0123969, in the Register's Office of Davidson County, Tennessee, dated December 1, 2017 and recorded on December 5, 2017.

Karen Johnson Davidson County
Batch# 596442 DEEDWARR
03/22/2021 11:16:50 AM 2 pgs
Fees: $13.00 Taxes: $1,515.15

20210322-0037282

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

1. 2021 property taxes which have been prorated by the parties and assumed by the Grantee(s), and taxes or special assessments which are not shown as existing liens by the public records.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Hillwood (a Condominium), as recorded in Plat Book 5200, Page(s) 43 and revised in Book 6250, Page 503.
3. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Hillwood Condominium of record in Book 5280, Page 464, as amended by instrument(s) of record in Book 5281, Page 357, Book 6553, Page 108, corrected in Book 6612, Page 155, and further amended in Instrument No. 20130326-0029697; Amendments to the By-Laws recorded in Book 7702, Page 606, Book 7822, Page 263, and Instrument No. 20081125-0115372; also subject to easements, rights and interests 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.
4. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 4500 Post Road, Unit F-68, Nashville, TN 37205.

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 and assigns, forever, and GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, 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 19th day of March, 2021.

Edgar M. Rothschild, III

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Edgar M. Rothschild, III to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal this 19th day of March, 2021.

NOTARY PUBLIC

My Commission Expires: 9-13-2021

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY