Karen Johnson Davidson County
Batch# 607073 DEEDWARR
04/05/2021 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $998.63
20210405-0044418

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$269,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS THE 31st day of March, 2021.

Notary Public
MY COMMISSION EXPIRES: 3/6/24
File No. G21-12280

KELLY SLAGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
TPP Enterprises LLC (NAME)	New Owner (NAME)	117-03-0D-250.00
250 Hillsboro Place (STREET ADDRESS)	" (STREET ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	" (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **William Hayes Fowler and Katrina R. Fowler, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TPP Enterprises LLC, a Limited Liability Company**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 250 of Hillsboro Station Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Hillsboro Station Condominiums of record in Book 6740, Page 37, and as shown on the plan of record in Book 6250, Pages 751 through 753, inclusive, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to William Hayes Fowler and Katrina R. Fowler, husband and wife by Deed dated June 28, 2016 from Vicki Hardy, a single woman, recorded August 2, 2016, in Instrument Number 20160802-0079648, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. All matters as shown on the Master Deed and By-Laws of record in Book 6740, Page 37, Register's Office for Davidson County, Tennessee.

2. HOA Charter of record in Book 6747, Page 6, Register's Office for Davidson County, Tennessee.

3. Rules and Regulations of record in Book 8140, Page 689, Register's Office for Davidson County, Tennessee.

4. Overhead Line Easement of record in Book 6595, Page 58, Register's Office for Davidson County, Tennessee.

5. Easements of record in Book 1877, Page 581, Book 4633, Page 468, Book 3965, Page 909, Book 4158, Page 34, Book 3531, Page 572, Book 3531, Page 576, Book 3531, Page 592 and Book 6629, Page 452, Register's Office for Davidson County, Tennessee.

6. Rights and Easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

7. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6250, Pages 751-753, Register's Office for Davidson County, Tennessee.

8. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 250 Hillsboro Place, Nashville, TN 37215.

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 we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 31st day of March, 2021.

William Hayes Fowler

Katrina R. Fowler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of March, 2021, before me personally appeared William Hayes Fowler and Katrina Fowler, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of March, 2021.

RUDY MILLIKEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

TENNESSEE NOTARIAL CERTIFICATE
(COPY CERTIFICATION OF ELECTRONIC DOCUMENT)

I, Trudy Milliken, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me Heather Case, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather L Case
Notary's Signature

Seal (if on paper)

HEATHER L CASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My commission expires: 7/2/2024