THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210534888

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,163,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of May, 2021.

Notary Public
My Commission Expires:

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

Karen Johnson Davidson County
Batch# 648047 DEEDWARR
06/02/2021 11:41:19 AM 2 pgs
Fees: $13.00 Taxes: $4,303.10

20210602-0073836

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David Andrew Bulloch Hyde 1703 Hillmont Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 117 15 2B 002.00

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, **Edmund Dabney Hadley III and Margaret Bumpus Hadley, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Andrew Bulloch Hyde, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Hillmont, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Hillmont, a Horizontal Property Regime, of record in Instrument No. 20150505-0040982; as being amended in Instrument No. 20171213-0127141 in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Edmund Dabney Hadley III and wife, Margaret Bumpus Hadley, by Warranty Deed from Rochford Realty and Construction Company, Inc., a Tennessee corporation, of record in Instrument No. 20180111-0003882, in the Register's Office of Davidson County, Tennessee, dated January 10, 2018 and recorded on January 11, 2018.

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.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hillmont Subdivision, as recorded in Plat Book 1424, Page(s) 37, as amended in Instrument No. 20150415-0033105.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150505-0040982, as amended in Instrument No. 20171213-0127141.

This is improved property located at 1703 Hillmont Drive 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-SB-BMR-21-1203

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 27th day of May, 2021.

Edmund Dabney Hadley III

Margaret Bumpus Hadley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Edmund Dabney Hadley III and Margaret Bumpus Hadley, 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 27th day of May, 2021.

Notary Public
My Commission Expires: _____

