THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210334170** Karen Johnson Davidson County Batch# 648052 **DEEDWARR** 06/02/2021 11:46:50 AM 2 pgs Fees: $13.00 Taxes: $1,017.50 20210602-0073846	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $275,000.00. Affiant Subscribed and sworn to before me, this 27th day of May, 2021. Notary Public My Commission Expires: 11/8/21 KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-21

WARRANTY DEED

Address New Owner: William Hatchell and Madeline Fox 108 Highland Villa Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161 14 0B 108.00

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, **David Rash and Angela Rash, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **William Hatchell and Madeline Fox, husband and wife**, ("Grantees"), their 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. 108, on the Plan of Highland Villa Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Book 7278, Page 312, amended in Book 7347, Page 717; Book 7352, Page 630; Book 7467, Page 850; Book 7470, Page 153; Book 7600, Page 361; Book 8090, Page 537; Book 8131, Page 95; Book 8173, Page 84; Book 8199, Page 149; Book 8658, Page 595; Book 8765, Page 610; Book 9730, Page 265; Book 9730, Page 271; Book 10871, Page 232, and Instrument No. 20021118-0142476 and Resolution Clarifying Bylaws recorded in Instrument No. 20081210-0119221, said Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements Appurtenant to said unit as set forth in said Master Deed, Reference is hereby made to the Plat of Highland Villa Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to David Rash and Angela Rash, Husband and Wife, by Warranty Deed from David L. Smith, Unmarried, of record in Instrument No. 20151231-0131567, in the Register's Office of Davidson County, Tennessee, dated December 18, 2015 and recorded on December 31, 2015.

The execution of this instrument is affected by the signature of Angela Rash as Attorney-in-Fact for David Rash, which Power of Attorney is recorded in Instrument Number 20210602-0073845, said Register's Office.

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 Highland Villa, as recorded in Plat Book 6200, Page(s) 473.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM SB VRES 21 108

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Highland Villa Condominiums Condominium of record in Book 7278, Page 312, as amended by instrument(s) of record in Book 7347, Page 717; Book 7352, Page 630; Book 7467, Page 850; Book 7470, Page 153; Book 7600, Page 361; Book 8173, Page 84; Book 8199, Page 149; Book 8765, Page 610; Book 10871, Page 232 and Instrument No. 20021118-0142476; amendment to Bylaws in Book 8090, Page 537; Book 8131, Page 95; Book 8658, Page 595; Book 9730, Page 265; Book 9730, Page 268 and Book 9730, Page 271 and Resolution Clarifying Bylaws recorded in Instrument No. 20081210-0119221.; 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.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6479, Page 189.
Easement for Right of Way, recorded in Book 7913, Page 753.

Easement for Water Mains and Appurtenances, recorded in Book 8175, Page 774.
Easement recorded in Instrument No. 20190123-0006612.

Storm Water Detention Agreement as set forth in instrument recorded in Book 6952, Page 928.

This is improved property located at 108 Highland Villa Drive Nashville TN 37211

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 27th day of May, 2021.

David Rash by Angela Rash as attorney-in-fact as attorney in fact

Angela Rash

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Angela Rash as attorney-in-fact, 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: _____

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, Angela Rash, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for David Rash and that she is authorized by David Rash to execute this instrument on his behalf.

WITNESS my hand, at office, this 27th day of May, 2021.

Notary Public
My Commission Expires: _____

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