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

CRT File No. 210535087

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $384,362.00

Affiant

Subscribed and sworn to before me, this 11th day of June, 2021.

Notary Public
My Commission Expires: _____

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires May 2, 2022

BOX 10-A

Karen Johnson Davidson County
Batch# 655879 **DEEDWARR**
06/14/2021 11:23:26 AM 2 pgs
Fees: $13.00 Taxes: $1,422.14

20210614-0079710

RETURN TO:
PREMIER ESCROW, LI
4301 HILLSBORO PIKI
NASHVILLE, TN 37215

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John G. Hardeman and Linda H. Hardeman 4301 Hillsboro Pk, Ste 300 Nashville, TN 37215	New Owner	Tax Parcel ID No. 171-03-0B-176.00 CO

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, **Patience W. Ergish, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John G. Hardeman and Linda H. Hardeman, husband and wife**, ("Grantees"), their successors, 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. 116, on the Plan of Phase One, Section Four, Townhomes of Fredericksburg, as shown by plat of record in Plat Book 9700, Page 648, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to PATIENCE W. ERGISH, by deed from JOHN REDD TRUSTEE AND TONYA REDD, TRUSTEE OF THE JOHN W. REDD REVOCABLE TRUST DATED DECEMBER 16, 1995, AS AMENDED AND RESTATED APRIL 27, 2006, of record in Instrument No. 20190916-0093324 , dated September 12, 2019 , 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.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 171-03-0B-176.00 CO.

Matters shown on the Plan of record in Plat Book 9700, page 648, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 10126, page 435, amended in Book 10895, page 778, Book 10224, page 683 and Instrument No. 20000718-0070558, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7358, page 643, Book 7993, page 269 and Book 9607, page 431, said Register's Office.

Easement as set out in deed of record in Book 7851, page 712, said Register's Office.

Storm Water Detention Agreement of record in Book 9771, page 545, said Register's Office.

Dedication of Site Drainage Easement of record in Book 10012, page 756, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 7798, page 843, Book 8920, page 65, Book 9500, page 840, Book 10294, page 850, Book 10393, page 11, Book 10628, page

517, Book 10694, page 541, Book 11550, page 531 and Book 11682, page 75, said Register's Office.

This is improved property located at 641 Old Hickory Boulevard, Unit 414 Brentwood TN 37027

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 11th day of June, 2021.

Patience W. Ergish

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Patience W. Ergish, 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 11th day of June, 2021.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022