WARRANTY DEED

Karen Johnson Davidson County
Batch# 678592 DEEDWARR
07/16/2021 03:07:02 PM 2 pgs
Fees: $13.00 Taxes: $2,997.00

20210716-0096053

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$810,000.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of July, 2021.

Notary Public

My commission expires:

(AFFIX SEAL)

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-25-2022

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
William Stephen Bartley **Rebecca H. Bartley Bartley**	Capstar Bank	**Map 11-01-0-E Parcel 002-00co**
102 Hanover Square	2002 Richard Jones Rd. #300A	
Nashville, TN 37215	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Mary W. Hall, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William Stephen Bartley and Rebecca H. Bartley, husband and wife

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:

Land in Davidson County, Tennessee, being a certain condominium apartment in Davidson County, Tennessee, being a portion of Lot No. 1 on the Plan of Revision #2 Hanover Square, of record in Plat Book 5200, Page 134, and designated as Unit No. 1 on the Condominium Site Plan showing Lot No. 1 Hanover Square, of record in Plat Book 5210, Page 146, both in the Register's Office for Davidson County, Tennessee, and shown as Unit 1B on Exhibit "A" to Amendment to the Master Deed of record in Book 5565, Page 948, of record in said Register's Office, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Mary W. Hall by Deed dated October 10, 2003 from Alfred Tate Rogers, Sr. and wife, Martha Stone Rogers, of record in Instrument No. 20031015-0153019, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 5200, Page 134 and Plat Book 5210, Page 146, and shown on Exhibit "A" to Amendment to the Master Deed of record in Book 5565, Page 948, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Sanitary Sewer and/or Storm Drainage of record in Book 5287, Page 944 and Book 5287, Page 947, Register's Office for Davidson County, Tennessee. 3) Master Deed of Hanover Square Residential Condominiums, of record in Book 5380, Page 164 and as amended in Book 5565, Page 948, Register's Office for Davidson County, Tennessee. 4) By-Laws of appended thereto in Book 5380, Page 202 and Instrument No. 20100604-0043403, Register's Office for Davidson County, Tennessee. 5) Charter of Hanover Square Homeowners' Association, Inc. of record in Instrument No.20140812-0072728, Register's Office for Davidson County, Tennessee. 6) Conditional Exclusive Use Easement of record in Book 5565, Page 956, said Register's Office. 7) Fence and Patio Easement of record in Book 5526, Page 170, said Register's Office. 8) Driveway Easement of record in Book 5526, Page 175, said Register's Office. 9) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **102 Hanover Square, 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 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. 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 **15th** day of **July, 2021.**

Mary W. Hall

Mary W. Hall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Mary W. Hall,** the within named seller, 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.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **July, 2021.**

Notary Public

My Commission Expires: 11/8/24

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON