Karen Johnson Davidson County
Batch# 688340 DEEDWARR
08/02/2021 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20210802-0103490

# WARRANTY DEED




STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23 DAY OF July, 2021.

Notary Public

MY COMMISSION EXPIRES: 8-7-22
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: Ellen Spicer | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ellen Spicer (NAME) | Same (NAME) | 143030A00300CO |
| 6953 Highland Park Dr (ADDRESS) | (ADDRESS) | |
| Nashville tn 37205 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 HEREBY ACKNOWLEDGED, **The von Haberstroh Company, LLC**, a Tennessee limited liability company HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Ellen Spicer, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, 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 apartment located Davidson County, Tennessee, being Unit No. F-2 on the said section plat together with the carport designated No. F-2, in a Horizontal Property Regime shown on the Plan of Phase Two, Harpeth Glen Condominium Apartments, of record in Plat Book 4460,Page 99, Register's Office for Davison County, Tennessee, and further being shown on the Site Plan attached as Exhibit "A" to the First Amendment to Master Deed or record in Book 4630, Page 504, said Register's Office, all to which reference is hereby made for a more complete description.**

**A designated carport is also conveyed with this description.**

**Being the same property conveyed to The von Haberstroh Company, LLC, by virtue of that certain Quit Claim Deed dated March 10, 2016, and being of record at Instrument No. 20160315-0024293 in the Register's Office of Davidson County, Tennessee.**

**This conveyance is subject to all casements, restrictive covenants and conditions including** of record in Plat Book 4460, Page 99, Reservations, conditions, powers, easements, options, covenants, agreements and limitations on title, and all other provisions contained in or incorporated by reference in the Master Deed establishing horizontal property regime for record under Master Deed of record at Instrument No. Book 4546, Page 658, 670 as amended at Book 4630, Page 504, Book 4775, Page 384, Book 4872, Page 973, Book 5583, Page 756, Book 7538, Page 346, Book 9797, Page 493, Instrument NO. 20010123-0006812 and 20070724-0087868 in the Register's Office including all exhibits attached thereto and incorporated therein by reference and /or any instrument creating the estate or estates hereby insured as shown on Schedule A hereof, and any other allied instrument referred to in and aforesaid instruments **and all other matters of record, including all items set out on any applicable plat of record those located in the Register's office of Davidson County, TN.**

unimproved
This is improved x property, known as 6953 Highland Park Dr. Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hand this 23rd day of July, 2021.

**The Von Haberstroh Company, LLC**

, owner

By: David John Deaton, owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared David John Deaton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be owner of **The von Haberstroh Company,** the within named bargainer, and that he/she as such , executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself/herself as owner.

WITNESS my hand and official seal at office this 23rd day of July, 2021.

Jacqueline G Brown
Notary Public

My Commission Expires: 3-8-22

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Thomas N. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 23, 2021 (date of document).

Thomas N. Jones
Date: 7-23-21

State of Tennessee
County of Williamson

Sworn to and subscribed before me on this 23rd day of July, 2021.

Notary Public

My Commission Expires: 8-7-22

LEIGH ANNE SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY