WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,999.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF

Notary Public

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on JULY, 2021.
05/25/2025
DAVIDSON COUNTY

MY COMMISSION EXPIRES:

Karen Johnson Davidson County
Batch# 689448 DEEDWARR
08/03/2021 01:00:45 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20210803-0104323

W-VPM-21-4210-207

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
4210 Hillsboro Pike #207
Nashville, TN 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Justin Schulte	**Legacy Home Loans, LLC**	
(NAME) **4210 Hillsboro Pike #207**	(NAME) **4004 Hillsboro Pk. Ste. 216B**	**131-02-0H-207.00-CO**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) **Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KAREN L. CHARLTON, TRUSTEE OF THE KAREN L. CHARLTON LIVING TRUST DATED JULY 12, 1993,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JUSTIN SCHULTE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 207, together with the appurtenant interest in the common elements of Hillsboro Quarters, II, a horizontal property regime established by Master Deed, of record in Instrument No. 20040421-0045569, amended in Instrument No. 20040511-0054050, Instrument No. 20050110-0003192, Instrument No. 20050425-0045365, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Third Amendment to the Master Deed in Instrument No. 20050425-0045365.

Being the same property conveyed to Karen L. Charlton, Trustee of The Karen L. Charlton Living Trust dated July 12, 1993 by Quitclaim Deed from Karen L. Charlton of record in Instrument No. 20200622-0066852 Register's Office for Davidson County, Tennessee, dated june 18, 2020 and recorded on June 22, 2020.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- All matters appearing on the plan of record as Book 547, Pages 85 & 86, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Hillsboro Quarters Condominiums of record in Instrument No. 20040421-0045569, amended in Instrument No. 20040511-0054050, Instrument No. 20050110-0003192, Instrument No. 20050425-0045365 and Instrument No. 20070905-0106403, Register's Office for Davidson County, Tennessee, together with the By-laws of Hillsboro Quarters Condominium Owners' Association, Inc. appended thereto as Exhibit "C".
- Charter of Hillsboro Quarters Condominium Owners Association, Inc. of record in Instrument Number 20040330-0035515, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed conveying the common areas of record in Instrument Number 20061229-0161138 and in Instrument Number 20041230-0155026, in the Register's Office for Davidson County, Tennessee.
- Perpetual Easement for Highway Purposes of record in Book 4426, Page 398, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20040526-0061601 and Instrument Number 20040526-0061600, in the Register's Office for Davidson County, Tennessee.
- Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage of record in Book 4041, Page 9, in the Register's Office for Davidson County, Tennessee.
- Storm water detention agreement of record in Instrument Number 20030530-0073121, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4210 Hillsboro Pike #207, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 30th DAY OF JULY, 2021.

The Karen L. Charlton Living Trust dated July 12, 1993

BY: _____
Karen L. Charlton
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREN L. CHARLTON, TRUSTEE of THE KAREN L. CHARLTON LIVING TRUST DATED JULY 12, 1993, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 30th of July, 2021.

_____
Notary Public
My Commission Expires: 5/5/25
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
4210 Hillsboro Pike #207
Nashville, TN 37215