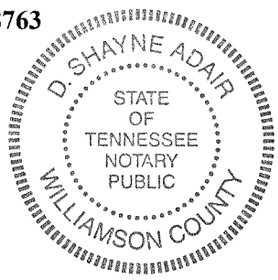
Karen Johnson Davidson County
Batch# 798167 DEEDWARR
02/01/2022 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $4,347.50
20220201-0011569

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211238763** 	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,175,000.00. Affiant Subscribed and sworn to before me, this 19th day of January, 2022. Notary Public My Commission Expires: 6/13/2022

WARRANTY DEED

Address New Owner: Kevin Watson and Holly Watson 515 Church Street #3406 Nashville TN 37219	Send Tax Bills To: ~~New Owner~~ Housemax Funding 901 S Mopac Expy Bldg 4 Suite 125 Austin TX 78746	Tax Information: Tax Parcel ID No. 093 06 1M 063.00

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, **William Huger Hardie, III Trustee of The William Huger Hardie, III, Separate Property Trust Agreement, dated February 13, 2007 and further amended and restated on November 04, 2015 and amended on February 15, 2018** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kevin Watson and Holly Watson, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Unit No. 3406, of 505 High Rise Condominium described in the Declaration Establishing 505 High Rise Condominium of record as Instrument No. 20171218-0128946 and amended in Instrument No. 20181009-0099878 and Instrument No. 20210302-0027008, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to each of the Units as set forth in Exhibit "E" of the Declaration Establishing 505 High Rise Condominium. The 505 High Rise Condominium constitutes the High Rise Unit in the 505 Master Condominium, as established by the Declaration Establishing 505 Master Condominium, of record as Instrument 20171218-0128945, said Register's Office. Reference is hereby made to the plat of 505 Master Condominium of record as Exhibit "D" to the Declaration Establishing 505 Master Condominium, for a more complete identification and description of the High Rise Unit of 505 Master Condominium, and the plat of 505 High Rise Condominium of record as Exhibit "D" to the Declaration Establishing 505 High Rise Condominium, for a more complete identification and description of the Unit.

Being the same property conveyed to William Huger Hardie, III Trustee of The William Huger Hardie, III, Separate Property Trust Agreement, dated February 13, 2007 and further amended and restated on November 04, 2015 and amended on February 15, 2018, by Warranty Deed from Don H. Ware and Linda H. Ware, husband and wife, of record in Instrument No. 20190418-0035688, in the Register's Office of Davidson County, Tennessee, dated April 17, 2019 and recorded on April 18, 2019.

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.

Taxes and assessments for the year 2022 and subsequent years, 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.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 505 High Rise Condominium of record in Instrument No. 20171218-0128945, as amended by instrument(s) of record in Instrument No. 20171218-0128946 as amended by instrument of record in Instrument No. 20181009-0099878 and Instrument No. 20210302-

0027008; 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.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 7423, Page 374; Book 8412, Page 587; Book 9208, Page 613 and Instrument No. 20050124-0008719.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants and Easement recorded in Instrument No. 20141114-0105300 and Assignment and Assumption recorded in Instrument No. 20151203-0122110 and Amendment recorded in Instrument No. 20171218-0128944.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument Nos. 20150820-0084149 and 20170504-0044298.

Easement recorded in Instrument No. 20070625-0075451.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20070919-0111878.

Easement for Dedication of Pedestrian Sidewalk, recorded in Instrument No. 20140923-0087004, as amended in Instrument No. 20151231-0131612.

Easement for Dedication of Right-of-Way and Pedestrian Sidewalk, recorded in Instrument No. 20151231-0131613.

Easement recorded in Instrument No. 20171218-0128947.

Memorandum of Development Agreement as set forth in instrument recorded in Instrument No. 20151203-0122108.

Ordinances recorded in Book 10512, Page 464 and Instrument No. 20020626-0076795.

Memorandum of Parking Lease recorded in Instrument No. 20141114-0105301 and Amendment recorded in Instrument No. 20171218-0128943.

This is improved property located at 515 Church Street #3406 Nashville TN 37219

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 20 day of January, 2022.

The William Huger Hardie, III, Separate Property Trust Agreement, dated February 13, 2007 and further amended and restated on November 04, 2015 and amended on February 15, 2018

By: William Huger Hardie, III, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Huger Hardie, III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of The William Huger Hardie, III, Separate Property Trust Agreement, dated February 13, 2007 and further amended and restated on November 04, 2015 and amended on February 15, 2018, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 20 day of January, 2021.

Notary Public

SHIRA HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH 2023

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 January 20 2022

D. Shayne Adair

Date January 20 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 20 **day of** January, 2022.

Notary Public
My Commission Expires: 03/13/2022

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY