Karen Johnson Davidson County
Batch# 844217 DEEDWARR
04/22/2022 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $2,356.90
20220422-0046800

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, TN 37201	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $637,000.00. **Affiant** Subscribed and sworn to before me, this 20 day of April, 2022. Notary Public My Commission Expires: [illegible]

Address New Owner As Follows:
Kathryn Elizabeth Grundy
305 D Edith Avenue
Nashville, TN 37207

Send Tax Bills To:

NEW OWNER

Map-Parcel Number:
071-11-0G-002.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, HR PROPERTIES OF TENNESSEE, A TENNESSEE GENERAL PARTNERSHIP, hereinafter called the Grantor, has bargained and sold, and by these

presents does transfer and convey unto KATHRYN ELIZABETH GRUNDY, SINGLE WOMAN, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. D on the plan of 305 Edith Avenue, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 305 Edith Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20201014-0119161, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.
>
> Being a portion of the same property conveyed to HR PROPERTIES OF TENNESSEE, by deed from JAMES GAFFORD AND KAREN GAFFORD, HUSBAND AND WIFE, of record in Instrument No. 20201014-0119160, dated October 8, 2020, said Register's Office.

This conveyance is made subject to:

1. Taxes for the year 2022 and subsequent years. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 332, page 78, said Register's Office.

3. Declaration of Covenants, Conditions and Restrictions of 305 Edith Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20201014-0119161, said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4139, page 136, said Register's Office.

This is improved property known as: 305 D Edith Avenue, Nashville, TN, 37207.

{Signatures to Follow}

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, her heirs and assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 20 day of April, 2022.

HR PROPERTIES OF TENNESSEE,
a Tennessee general partnership

BY: _____
GALEN SCOTT HALEY, MANAGING PARTNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GALEN SCOTT HALEY, 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 Managing Partner of 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 April, 2022.

_____
Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022