THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220440827

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $776,250.00.

Affiant

Subscribed and sworn to before me, this 6th day of May, 2022.

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public
My Commission Expires: 6-23-25

Karen Johnson Davidson County
Batch# 852250 DEEDWARR
05/09/2022 10:09:36 AM 2 pgs
Fees: $13.00 Taxes: $2,872.13
20220509-0052809

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Clifford Whitmore and Linda Whitmore 1732 Hillmont Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 117 11 0F 003.00

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, **Hillmont Properties, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Clifford Whitmore and Linda Whitmore, 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:

Land in Davidson County, Tennessee, being Unit No. 1732, together with the appurtenant interest in the common elements of Hillmont Drive Condominium, a horizontal property regime established by Master Deed and By-Laws, of record in Book 8400, Page 975 amended in Book 8406, Page 571, Book 8412, Page 881, Book 8412, Page 882, Book 8568, Page 964 and Instrument No. 20170213-0014688, Registerâ€™s Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit â€œAâ€ to the aforementioned Amendments to Master Deed and being located upon Lot No. 19 on the Plan of Hillmont Drive Subdivision of record in Plat Book 8250, Page 14, Registerâ€™s Office for Davidson County, Tennessee.

Being the same property conveyed to Hillmont Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed from Taylor Bradford Mayes and Blake C. Mayes, husband and wife, of record in Instrument No. 20200213-0016686, in the Registerâ€™s Office of Davidson County, Tennessee, dated February 12, 2020 and recorded on February 13, 2020.

Being the same property conveyed to Taylor Bradford Mayes and Blake C. Mayes, husband and wife, by Quitclaim Deed from Taylor Bradford Mayes, married, of record in Instrument No. 20170403-0032241, in the Registerâ€™s Office of Davidson County, Tennessee, dated March 31, 2017 and recorded on April 03, 2017.

Being the same property conveyed to Taylor Bradford Maye, Unmarried, by Warranty Deed from J. Rogers Clayton and Wife, Jane Heather Warren Clayton, of record in Book 11600, Page 15, in the Registerâ€™s Office of Davidson County, Tennessee, dated July 30, 1999 and recorded on August 02, 1999.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hillmont Drive Condominium, as recorded in Plat Book 8400, Page(s) 975 .

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Hillmont Drive Condominium Condominium of record in Book 8400, Page 975, as amended by instrument(s) of record in Book 8406, Page 571, Book 8412, Page 882 and Instrument No. 20170213-0014688 and Adoption and Supplemental Master Deed recorded in Book 8568, Page 964 and Amendment to By-Laws recorded in Book 8412, Page 881; 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.

Agreement as set forth in instrument recorded in Book 8633, Page 626.

This is improved property located at 1732 Hillmont Drive Nashville TN 37215

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 6th day of May, 2022.

Hillmont Properties, LLC.

By: _____, Agent
Will Chapman, Authorized Agent

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Will Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent (or other officer authorized to execute the instrument) of Hillmont Properties, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized agent has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized agent.

Witness my hand and official seal, at office in Nashville, Tennessee, this 6th day of May, 2022.

_____
Notary Public

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024