Karen Johnson Davidson County
Batch# 909610 DEEDWARR
08/30/2022 09:12:11 AM 4 pgs
Fees: $23.00 Taxes: $1,739.00
20220830-0097628

36089-8

WARRANTY DEED

TIFPHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF August, 2022.

Notary Public

MY COMMISSION EXPIRES: 5/9/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2022-GTE-297

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Benjamin Holman Richards and Rebecah Ann Richards	Same As Owner	103 16 0B 098.00 CO
(NAME) 96 Jamestown Park	(NAME)	
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Hilton B. Forcum**, a single man, and **Lucianne Forcum Wilt**, a married woman (collectively, the "**Grantors**"), have bargained and sold, and by these presents do hereby transfer, grant and convey to **Benjamin Holman Richards and Rebecah Ann Richards**, husband and wife (collectively, the "**Grantees**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A" attached hereto follows (the "**Property**"). Grantors represent and warrant that neither they nor any spouse has resided in the Property as their principal place of residence.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions listed on Exhibit "B" attached hereto and incorporated herein (the "**Permitted Exceptions**")

This is improved property located at 4215 Harding Pike, Unit #903, Nashville, TN 37205.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantees, their heirs and assigns, in fee simple forever.

Grantors covenant with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantors further covenant with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions.

Grantors further covenants and binds themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantees, their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed effective as of the 24 day of August, 2022.

GRANTORS:

Hilton B. Forcum

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Hilton B. Forcum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 24 day of August, 2022.

TIFPHANY WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-09-2026

Notary Public

My Commission Expires: 5/9/2026

Lucianne Forcum Wilt

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Lucianne Forcum Wilt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 17 day of August, 2022.

TIFPHANY WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-09-2026

Notary Public

My Commission Expires: 5/9/2026

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

A certain condominium located in Davidson County, Tennessee, being Unit No. 903 of Windsor Tower Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200 Page 71, Register's Office for Davidson County, Tennessee, for a more complete description thereof, and being a Horizontal Property Regime, as established by a Master Deed for 4215 Harding Road Homeowners Association of record in Book 5313 Page 338, amended in Book 8666 Page 789, Instrument No. 20131217-0127081, and Instrument No. 20210208-0017527, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto in Book 5313 Page 358, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed.

Being the same property conveyed to Hilton B. Forcum and Lucianne Forcum Wilt, from Roy W. Novak, unmarried, by Warranty Deed dated April 22, 2002, of record in Instrument No. 20020423-0050232, in the Register's Office of Davidson County, Tennessee.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1) The Plan of record in Book 5200, Page 71, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein

2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3956, Page 943, Register's Office for Davidson County, Tennessee.

3) Master Deed of 4215 Harding Road Homeowners Association, of record in Book 5313, Page 338, amended in Book 8666, Page 789, Instrument No. 20131217-0127081, and Instrument No. 20210208-0017527, By-Laws appended thereto in Book 5313, Page 358, Register's Office for Davidson County, Tennessee.

4) Easement and Right of Entry Agreement to VOC Cable, Inc., d/b/a Viacom Cable of record in Book 9486, Page 948, Register's Office for Davidson County, Tennessee.

5) Grant of Easement to Comcast of Nashville of record in Instrument No. 20110301-0016521 and Instrument No. 20161212-0130101, Register's Office for Davidson County, Tennessee.

6) Charter of 4215 Harding Road Homeowner's Association of record in Book 5297, Page 370, Register's Office for Davidson County, Tennessee.

7) Taxes for the current year prorated and assumed by the Grantee.